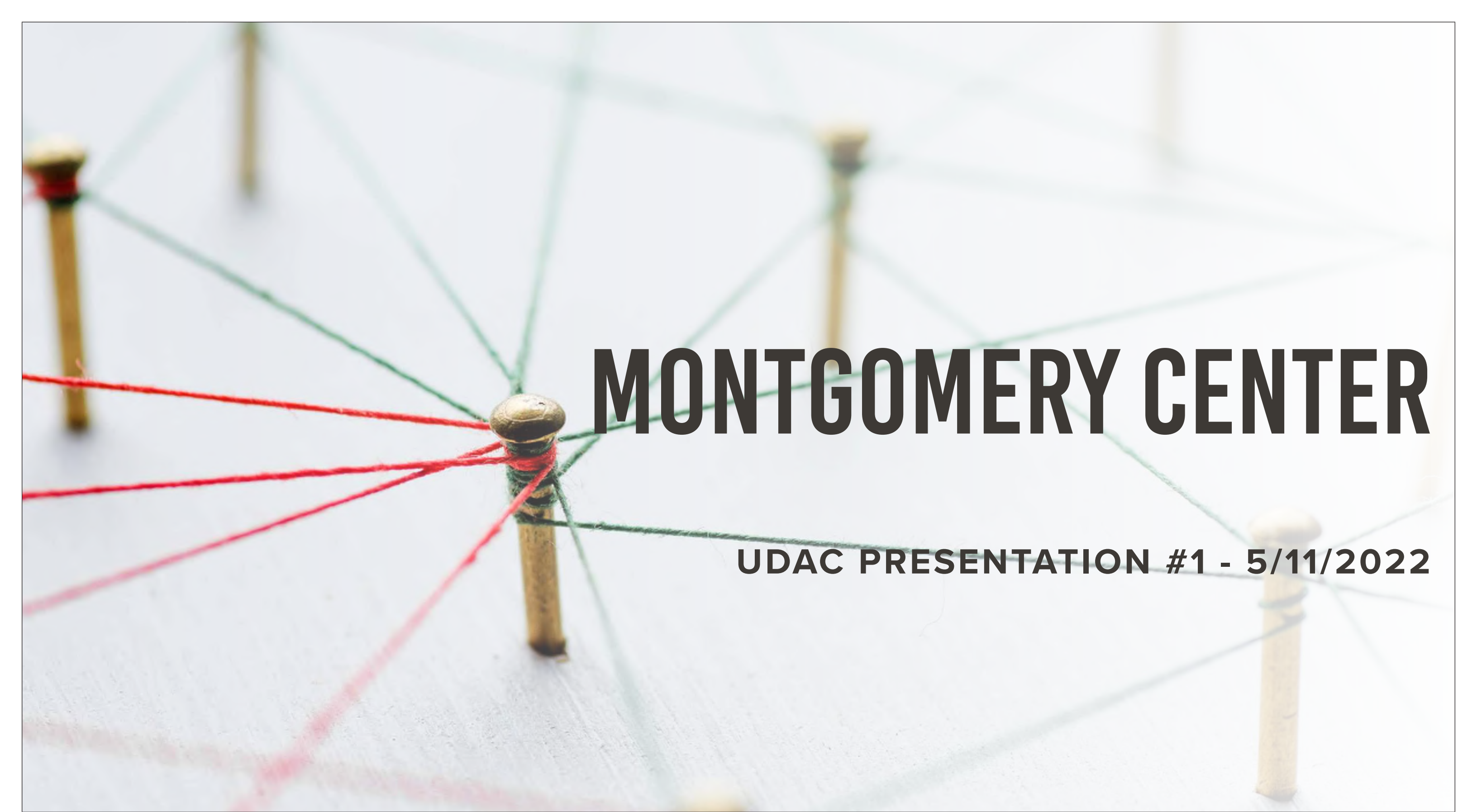




MONTGOMERY CENTER

UDAC PRESENTATION #1 - 5/11/2022

PROJECT NO. 20210325

DATE 5/11/2022

Notes

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Alexandria, Virginia

PAGE 1


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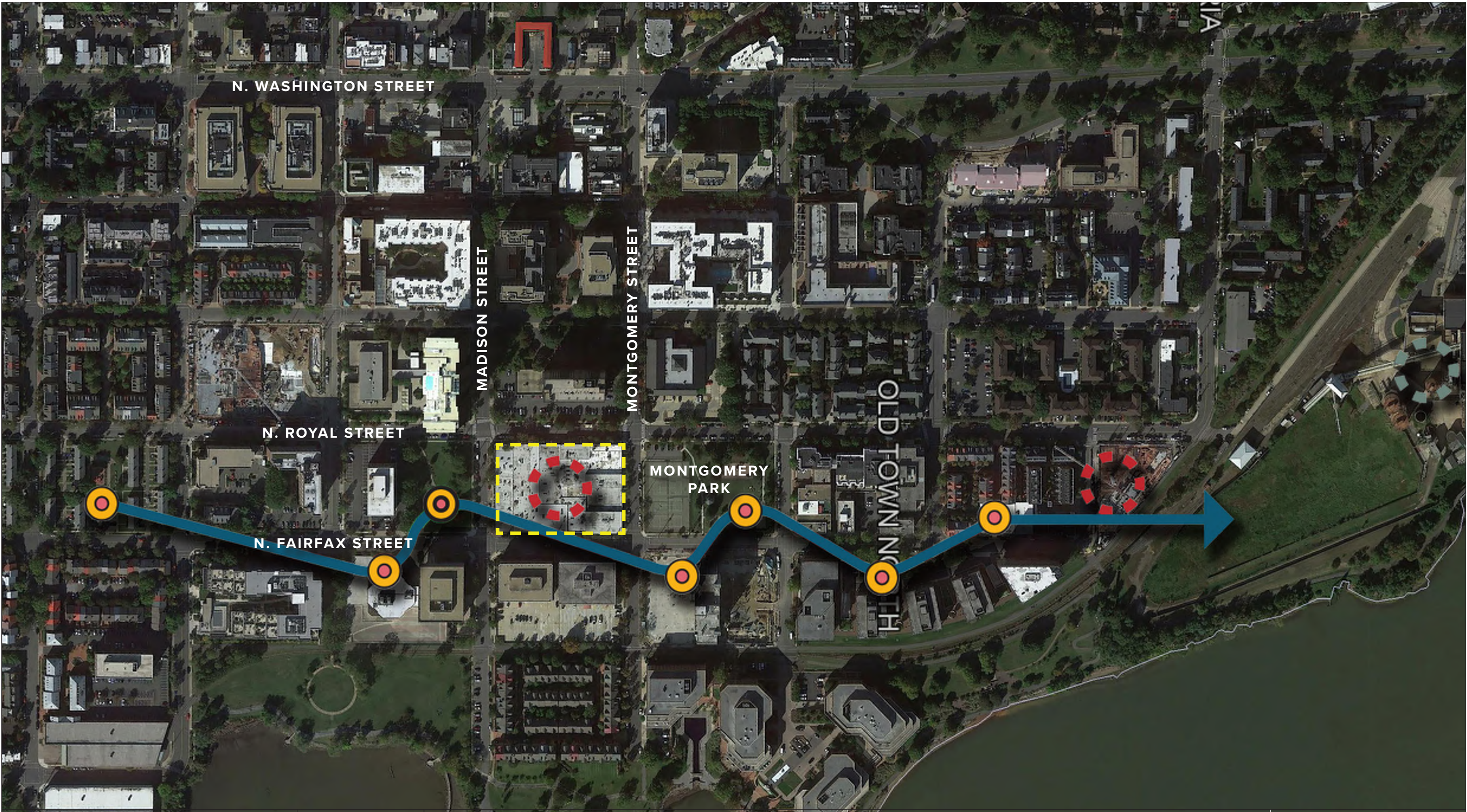
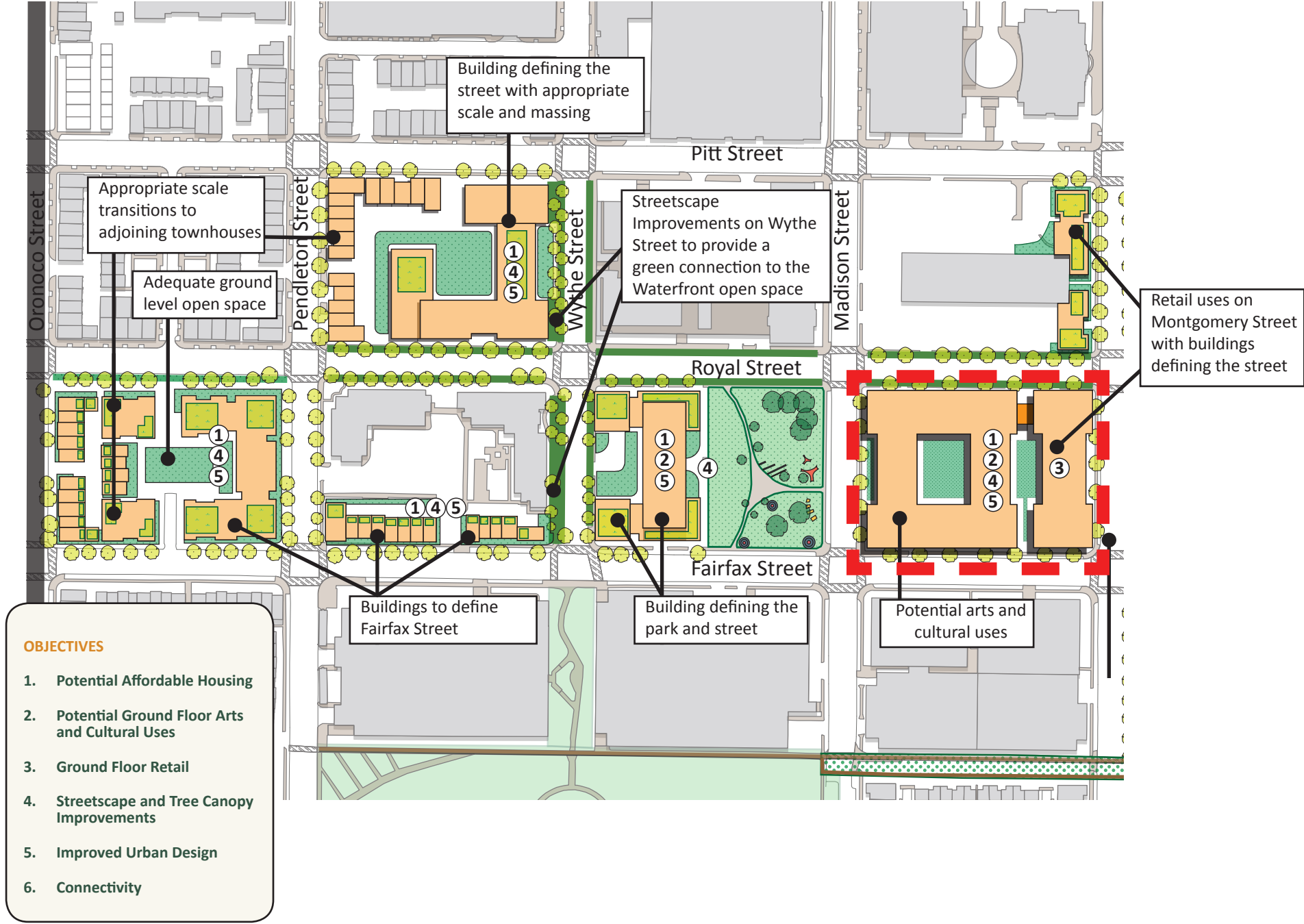
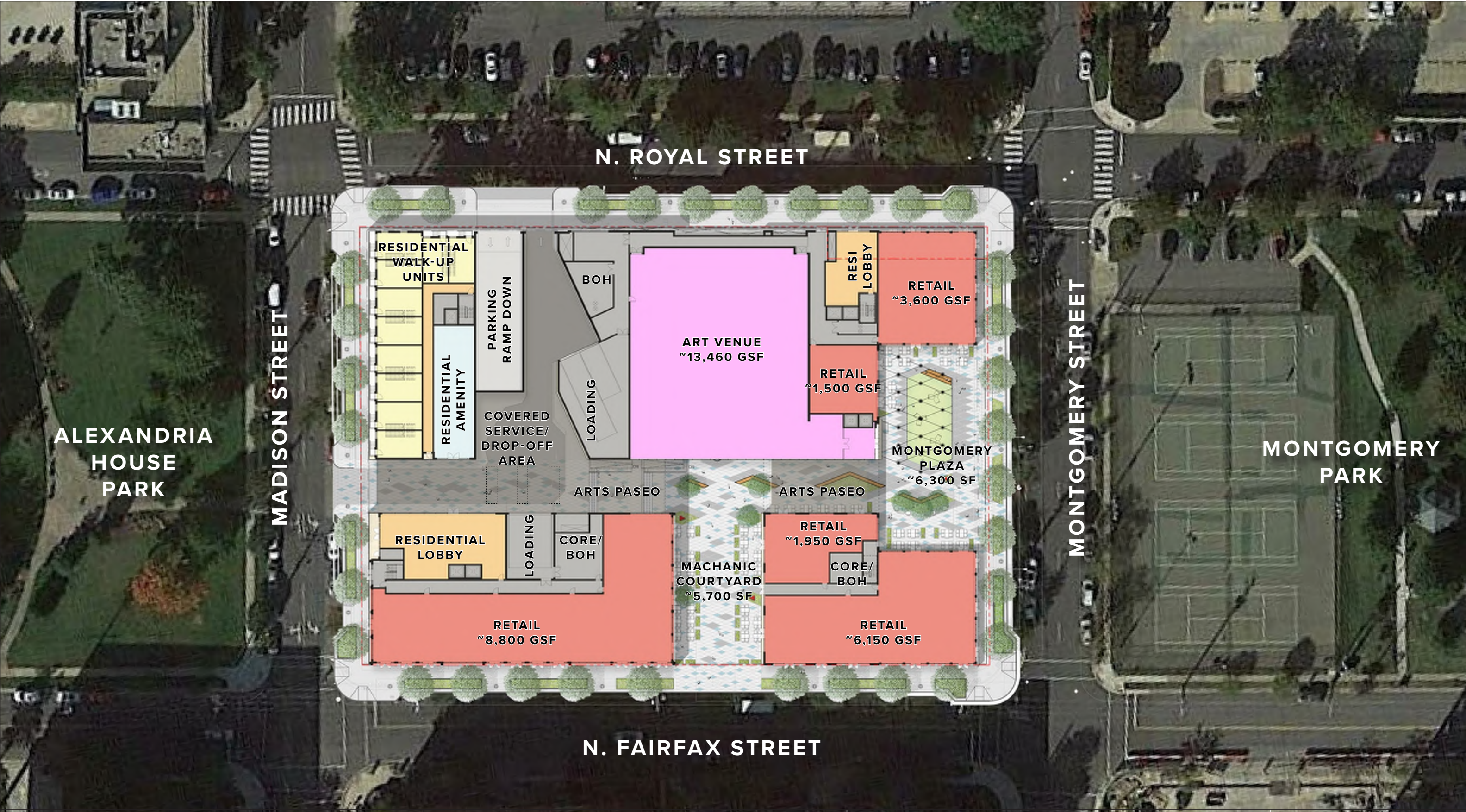


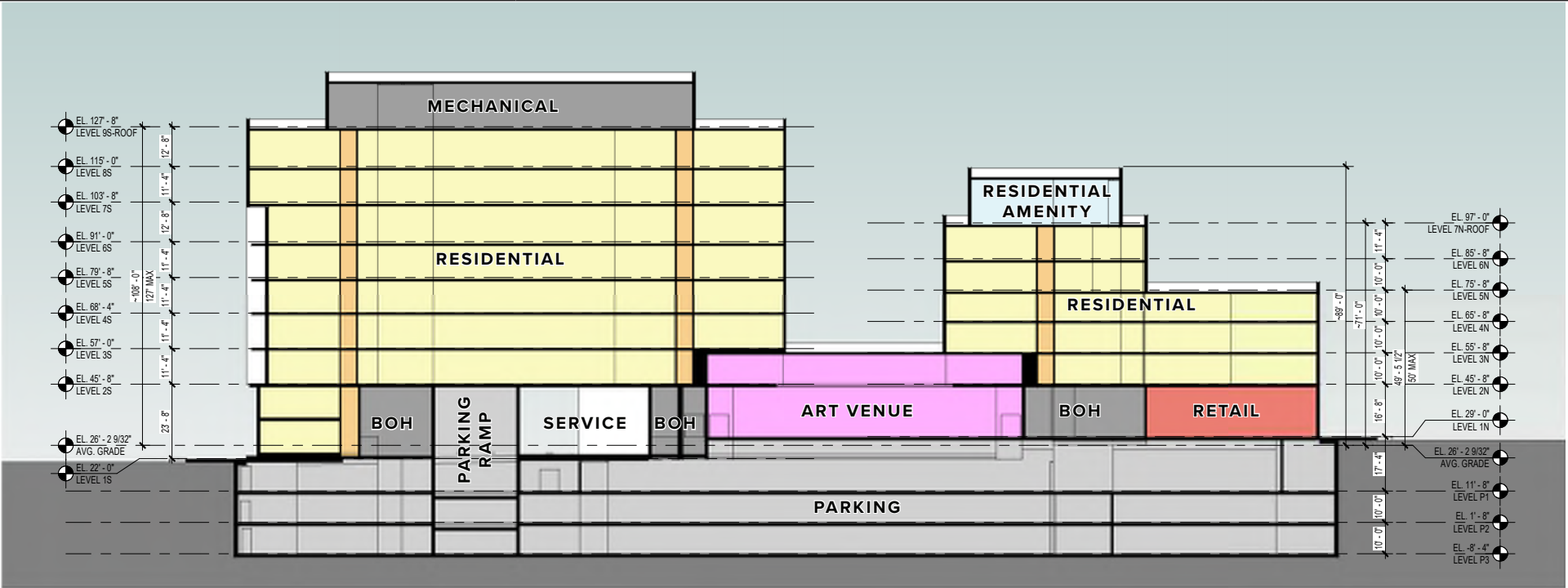
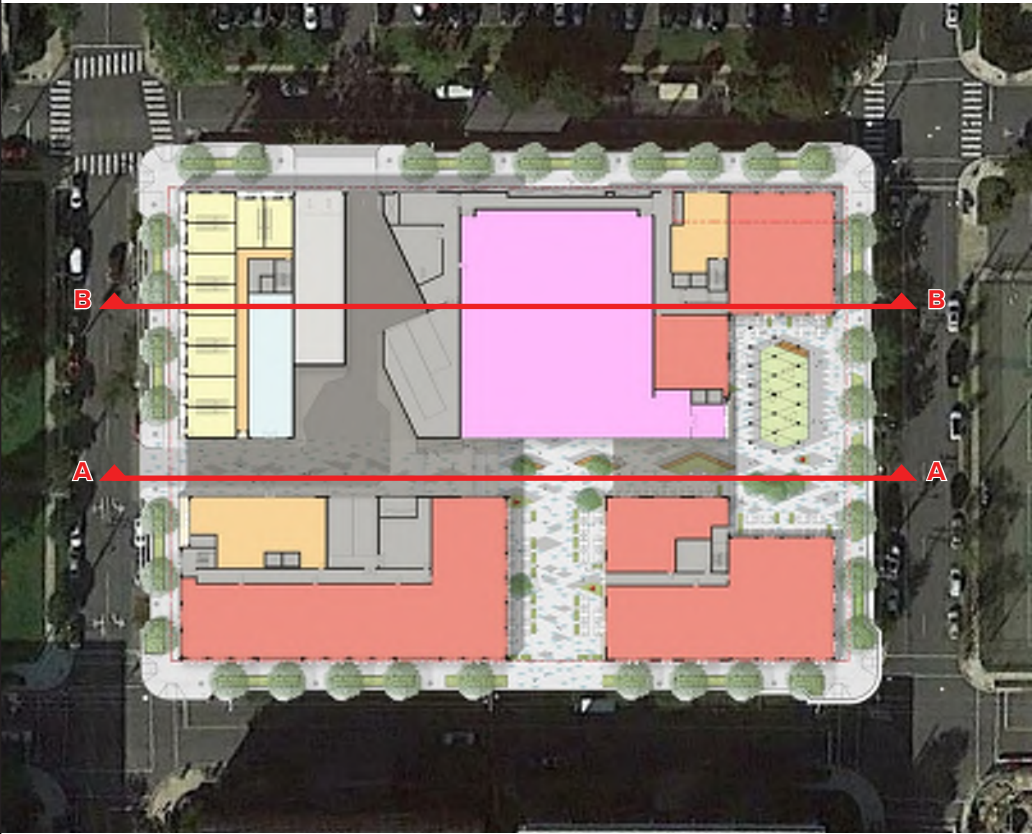
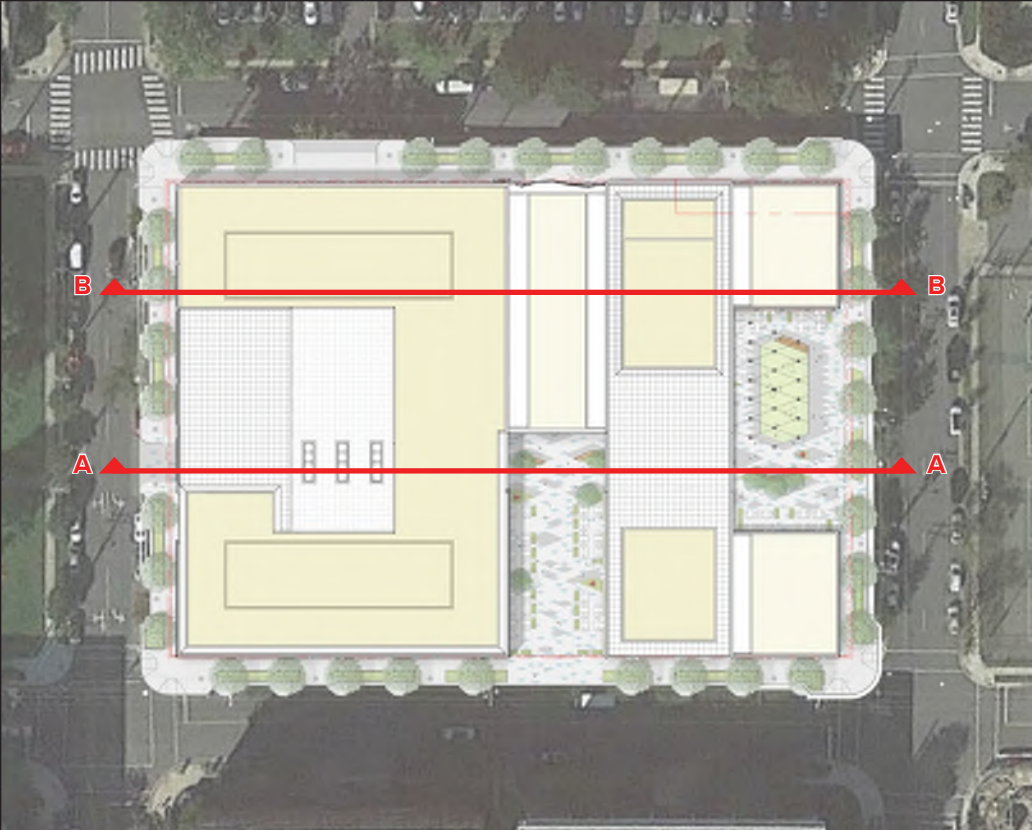
Figure 2.17: Illustrative Concept Plan - A



KEY PROJECT STATISTICS

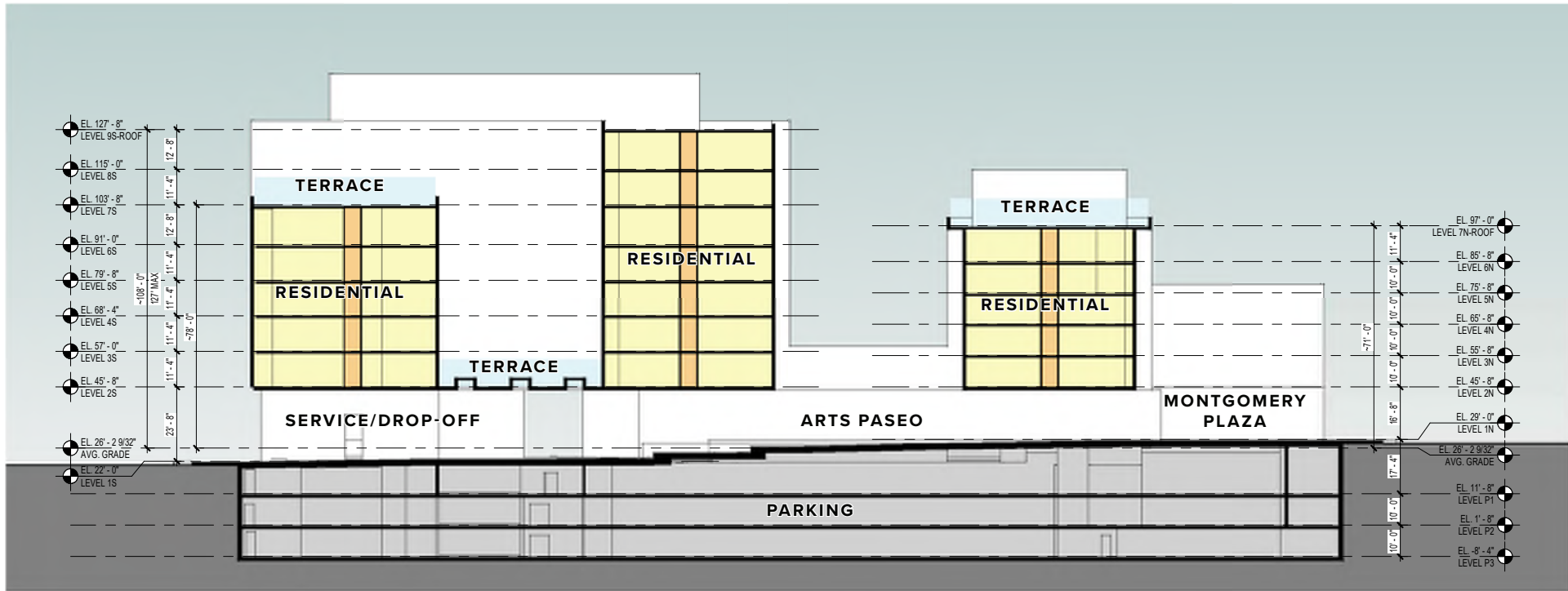
- 348,748 SF FLOOR AREA
- 331 UNITS
- 23,093 SF RETAIL
- 20,853 SF ARTS USES
- 50' TO 108' BUILDING HEIGHT
- 40% OPEN SPACE (25% REQUIRED)
- 396 PARKING SPACES FOR RESIDENTIAL & RETAIL
- POTENTIAL 224-SPACE 3RD PARKING LEVEL FOR ARTS





SECTION B-B

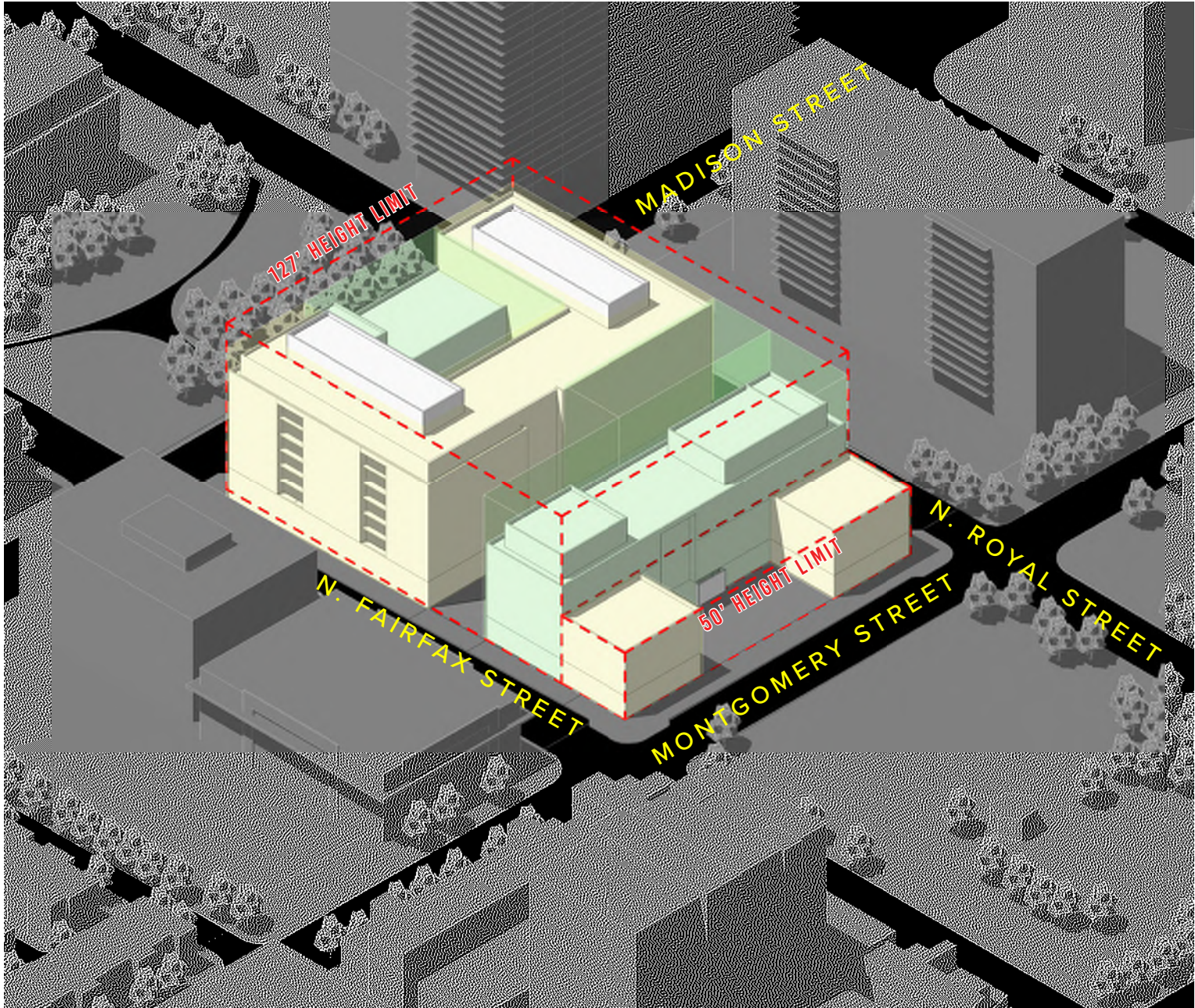
0 50



SECTION A-A

0 50



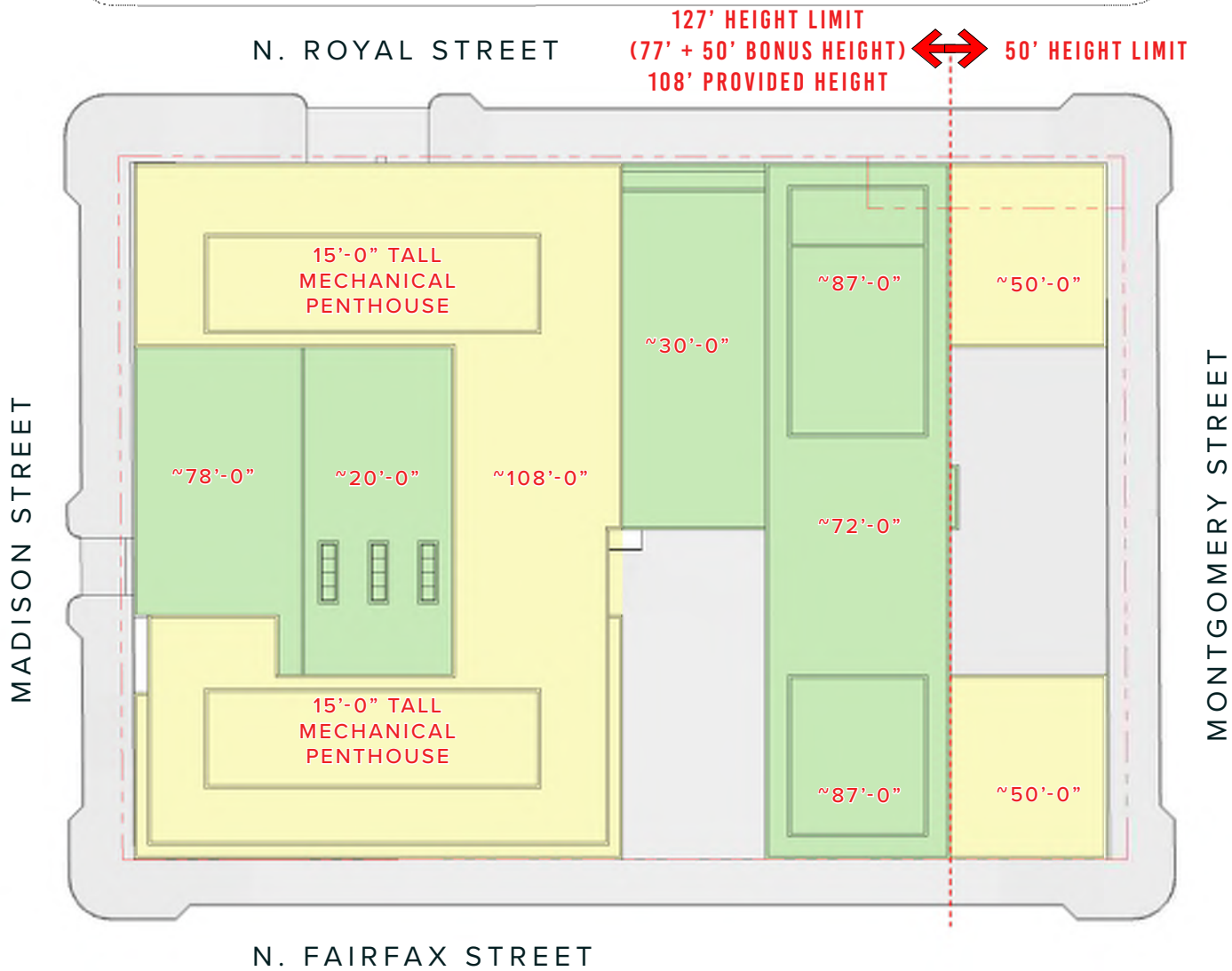


AREA BELOW MAXIMUM PROVIDED BUILDING HEIGHT =
34,202 SF (47.8%)

AREA AT MAXIMUM PROVIDED BUILDING HEIGHT =
37,297 SF (52.2%)

REQUIREMENT: PROVIDE A MINIMUM OF 15% TO 25% OF THE BUILDING FOOTPRINT BELOW THE MAXIMUM PROVIDED HEIGHT.

NOTES: ALL HEIGHTS ARE MEASURED FROM ABOVE AVERAGE GRADE (A.A.G.). MECHANICAL PENTHOUSES ARE EXEMPT FROM HEIGHT LIMITS.



BUILDING HEIGHTS VARIETY DIAGRAM

PROJECT NO. 20210325

DATE 5/11/2022

Notes

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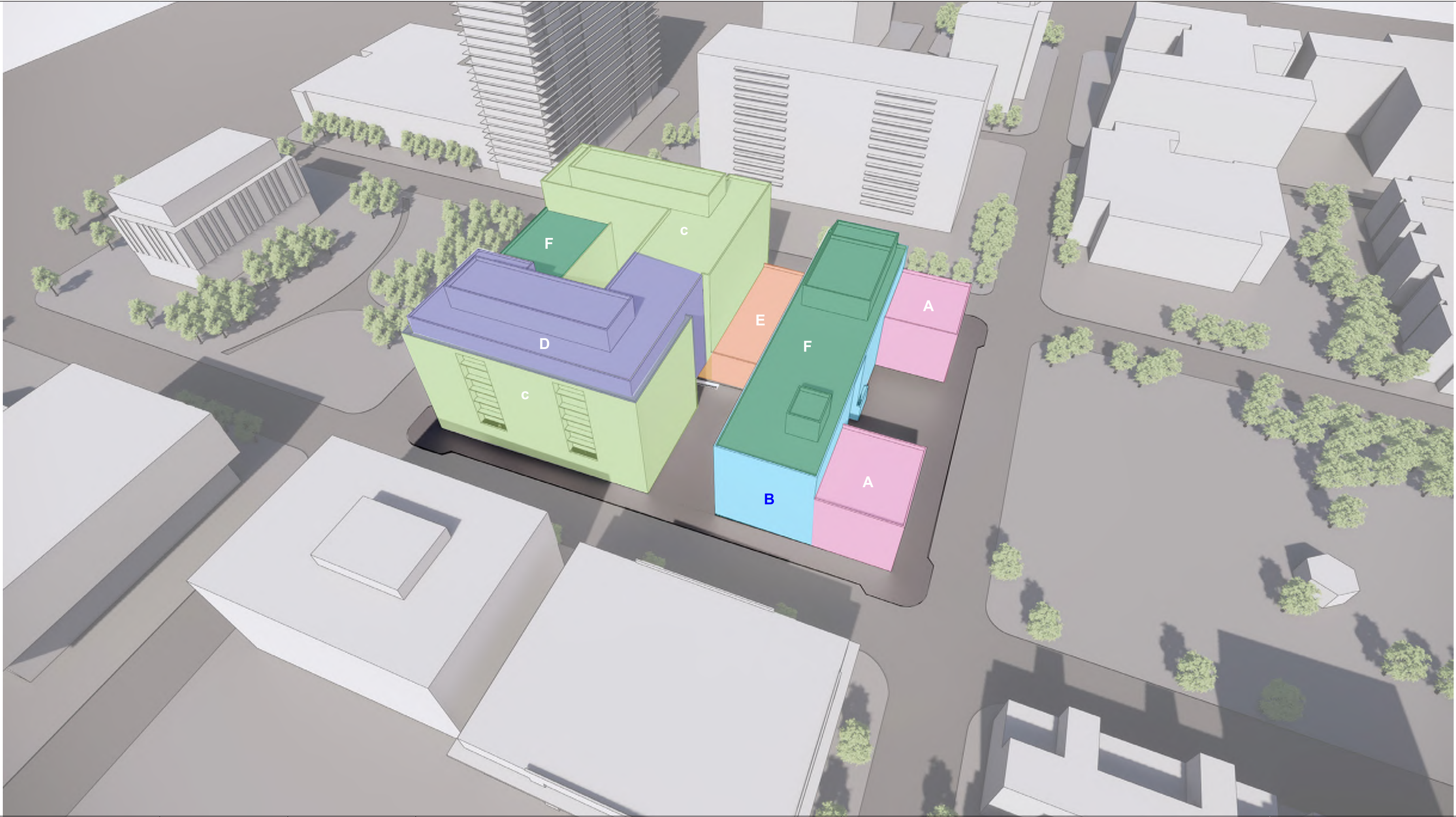


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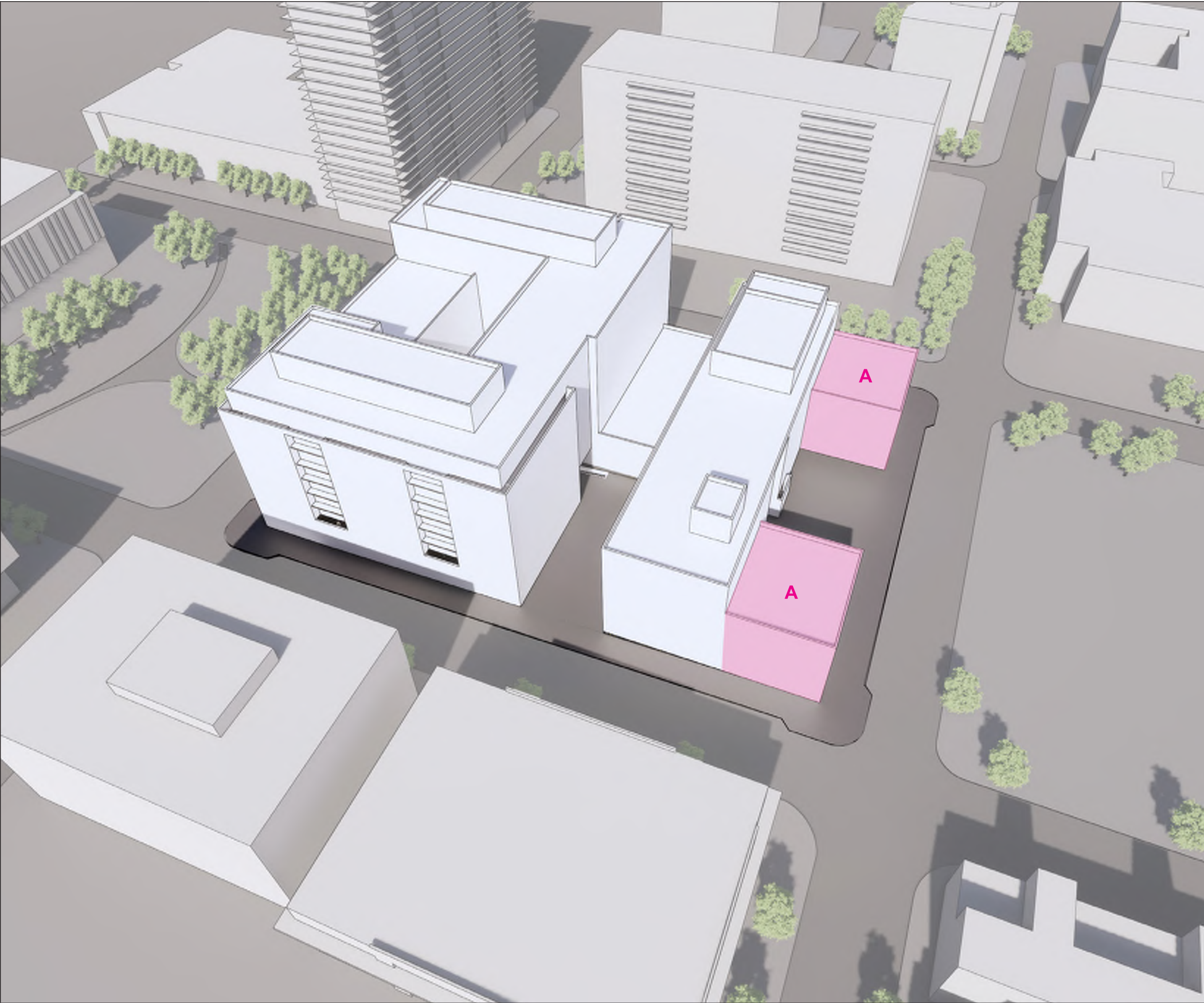
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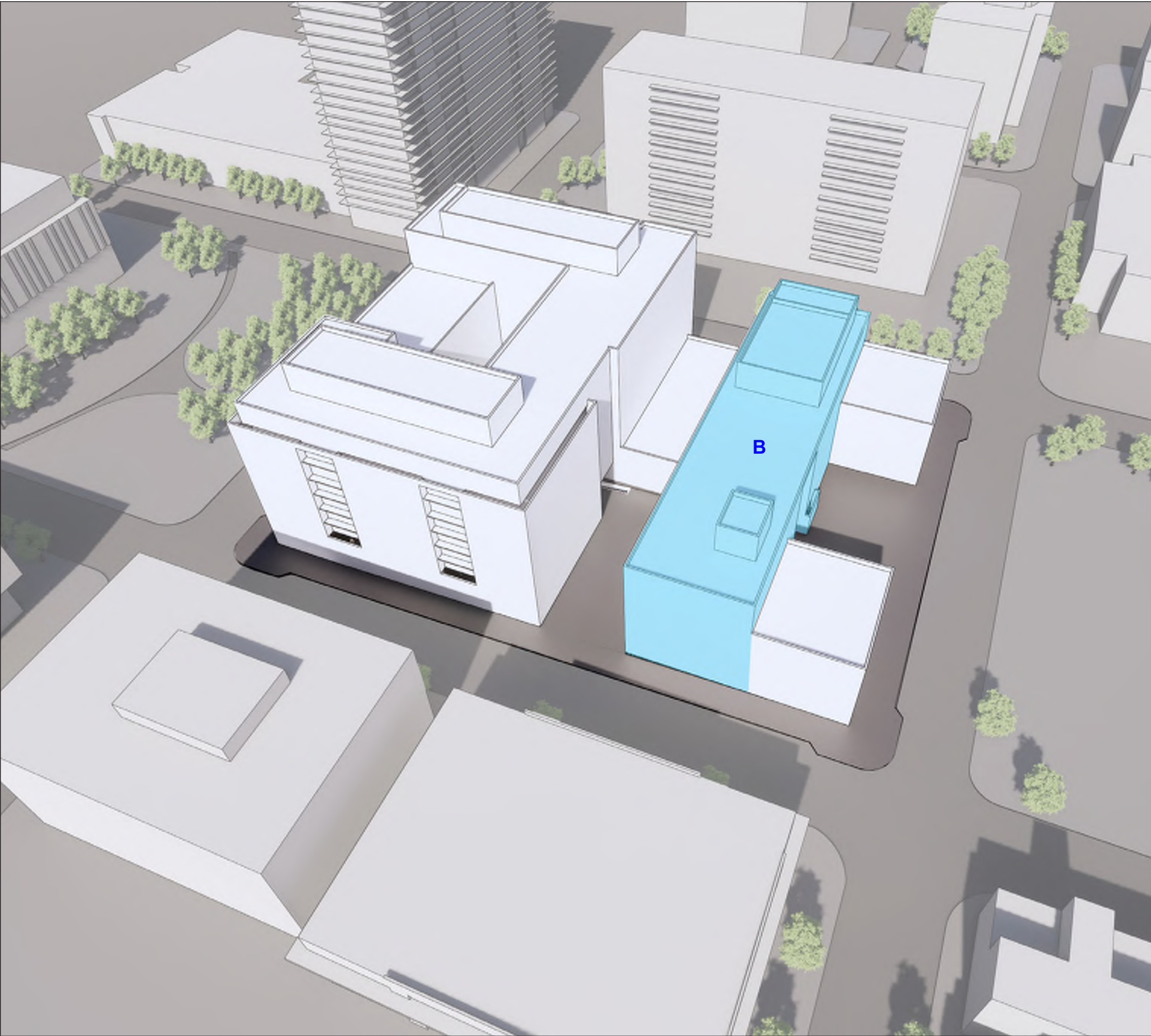
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PROJECT NO. 20210325	DATE 5/11/2022	Notes	BUILDING MASSING - DESIGN STRATEGY - NORTHEAST VIEW
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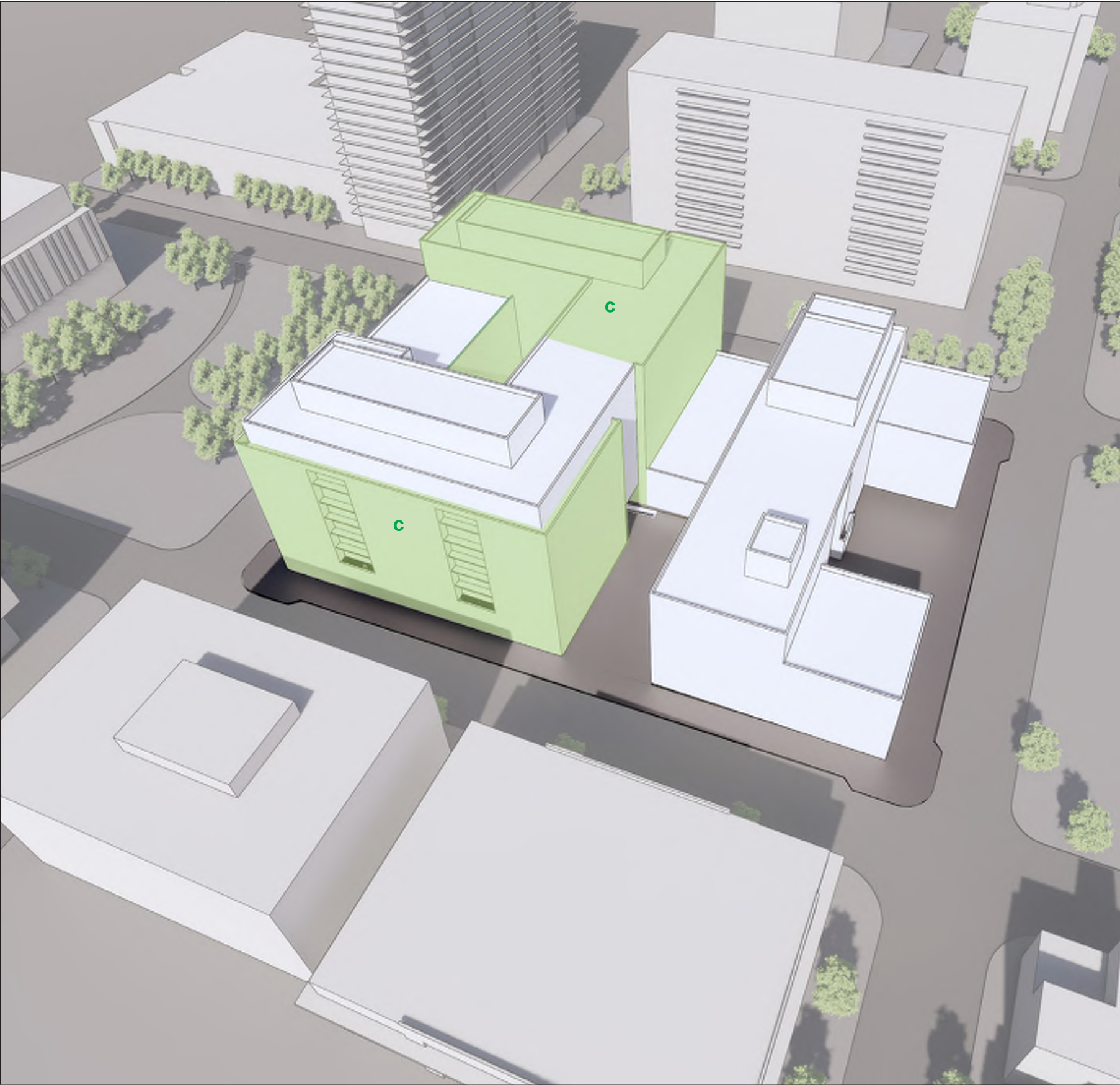






PROJECT NO. 20210325	DATE 5/11/2022	Notes
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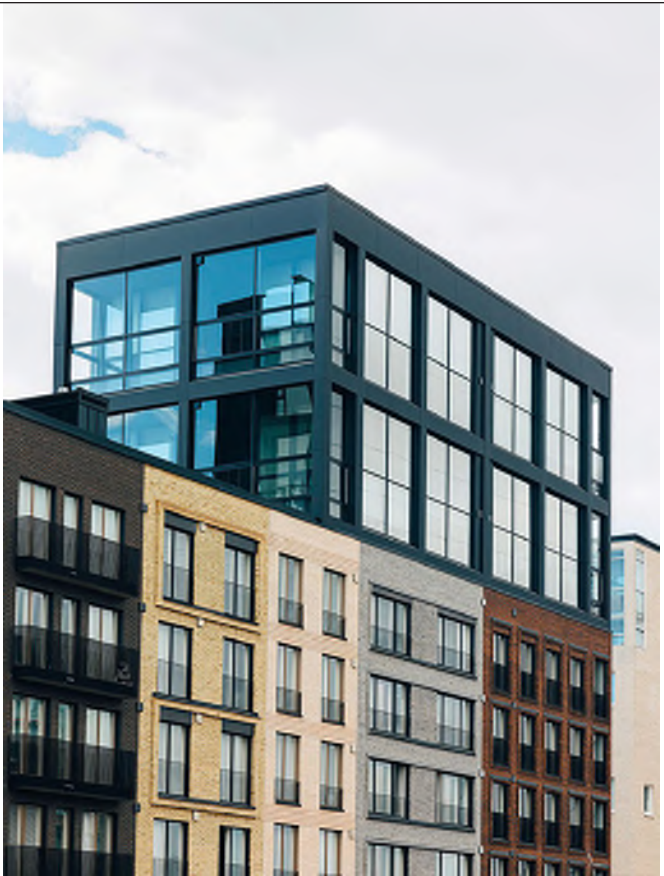
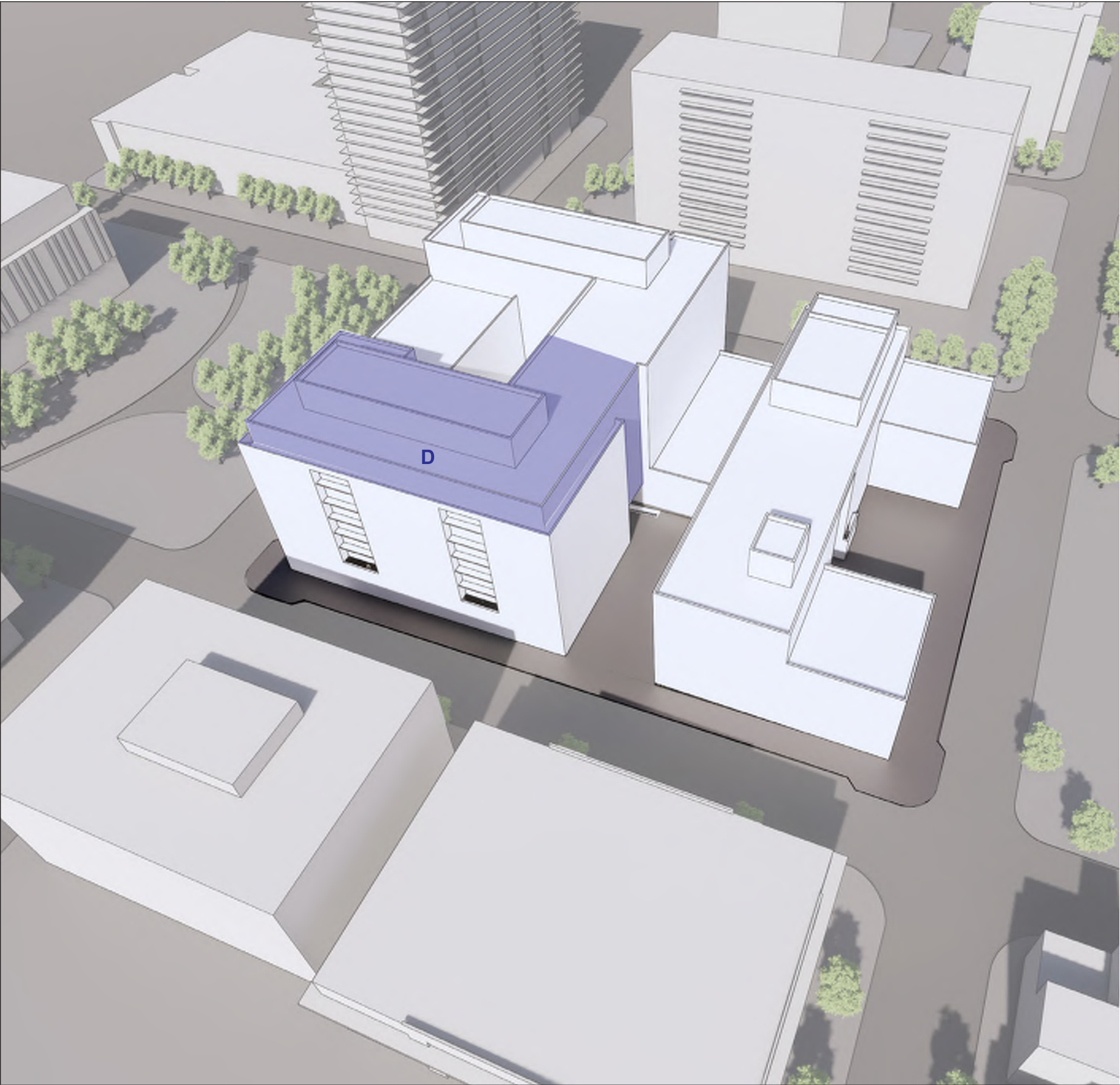
DESIGN PRECEDENTS - MASS “B”



PROJECT NO. 20210325	DATE 5/11/2022	Notes
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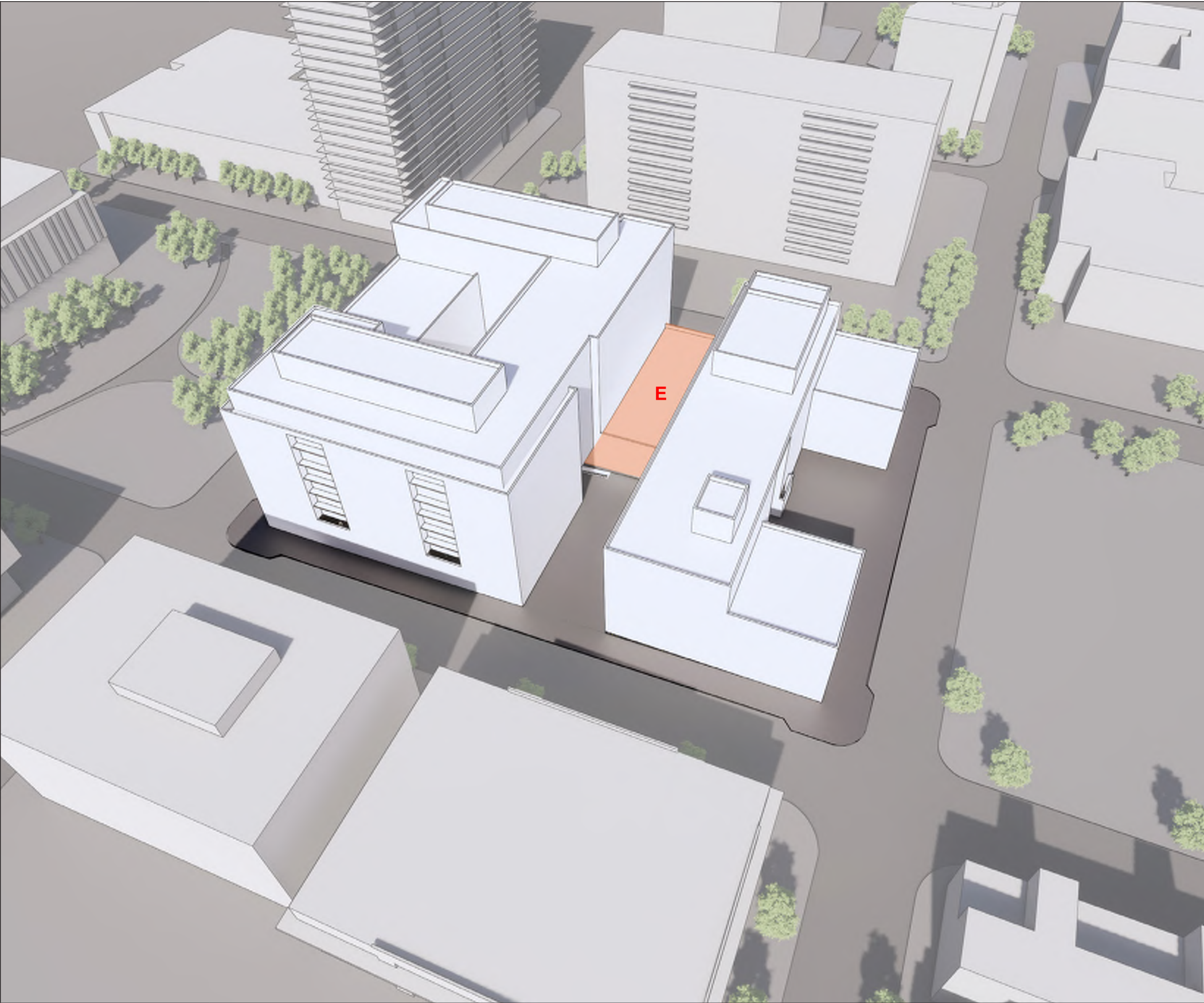
DESIGN PRECEDENTS - MASS "C"



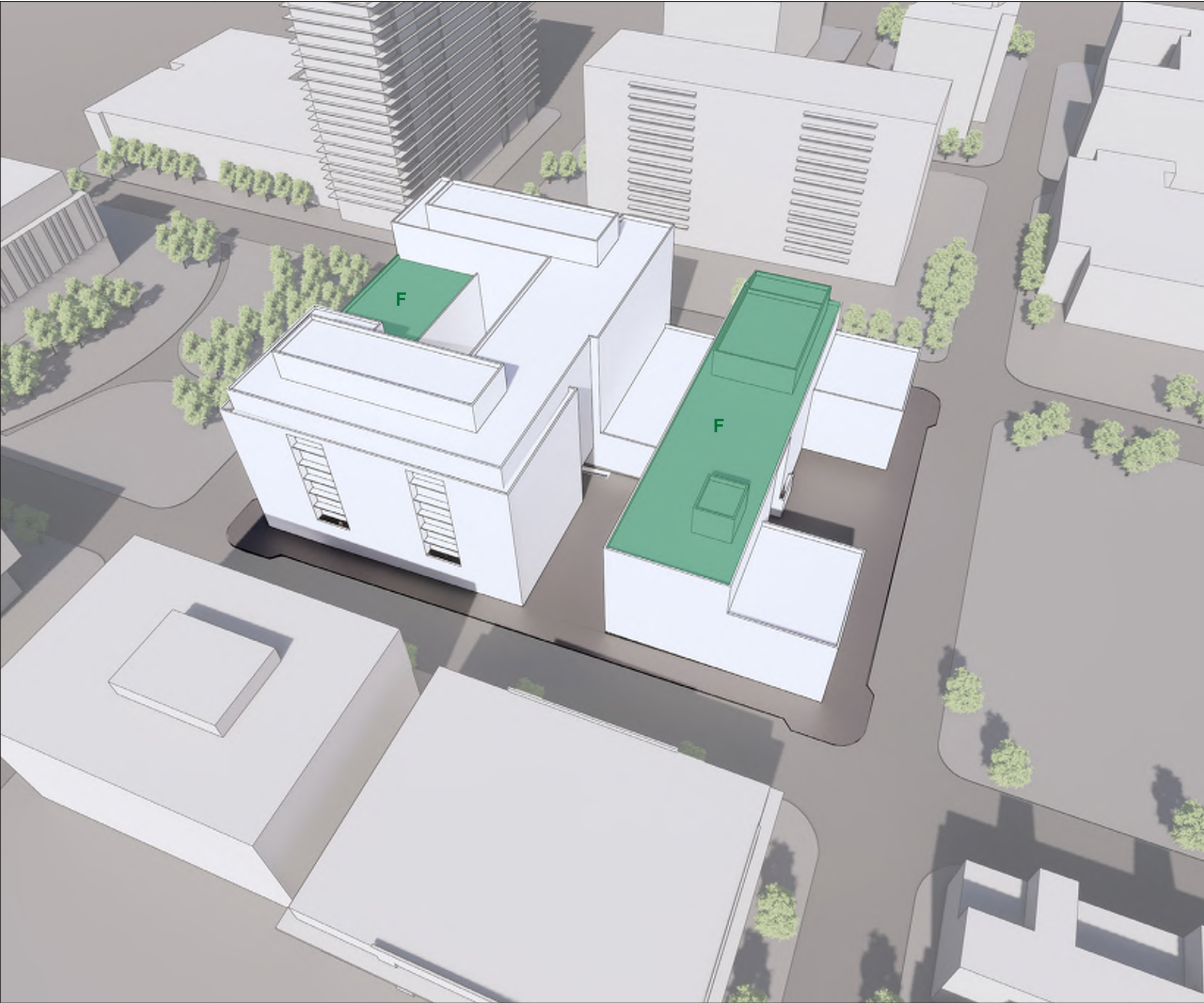


PROJECT NO. 20210325	DATE 5/11/2022	Notes
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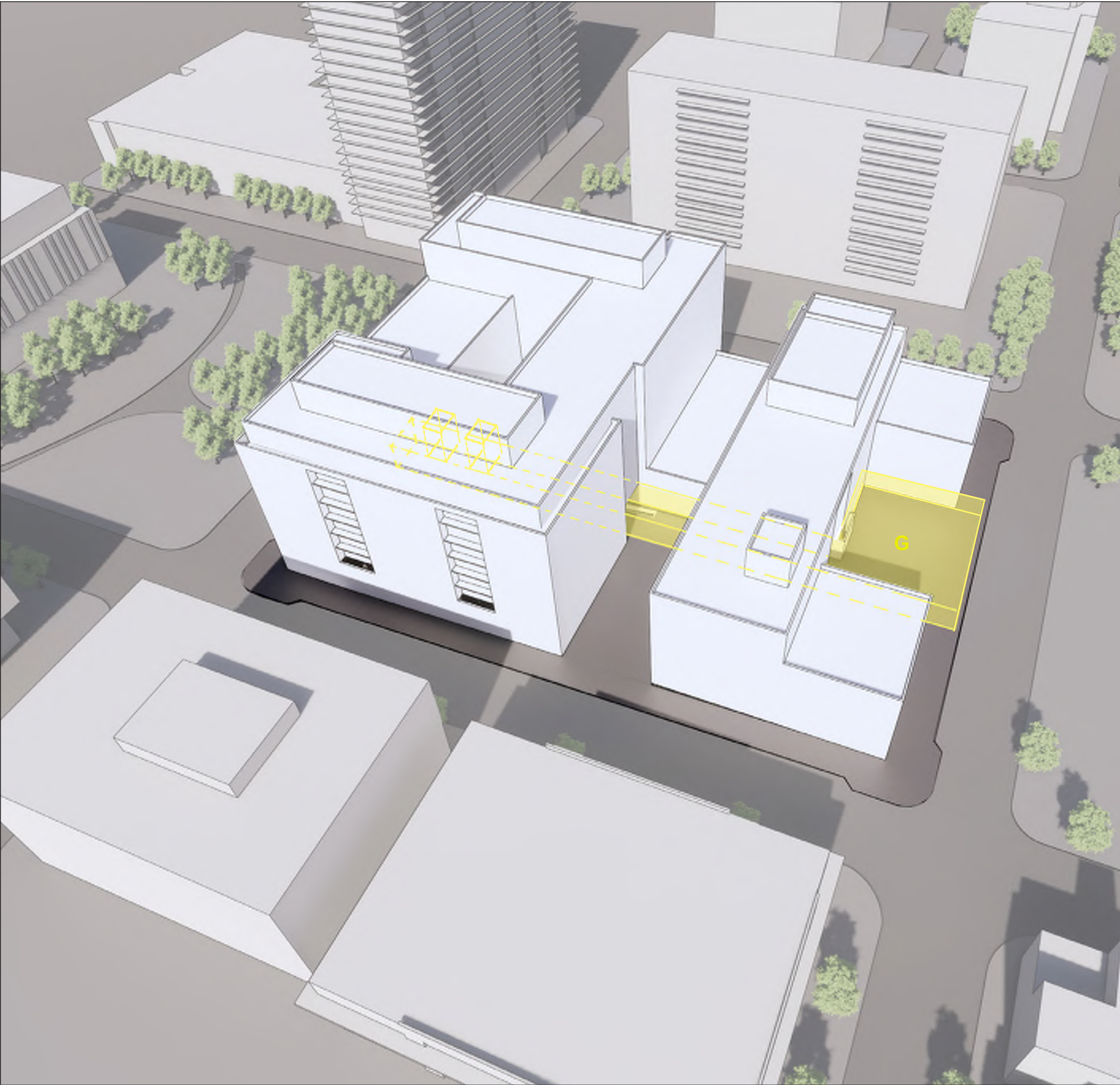
DESIGN PRECEDENTS - MASS “D”



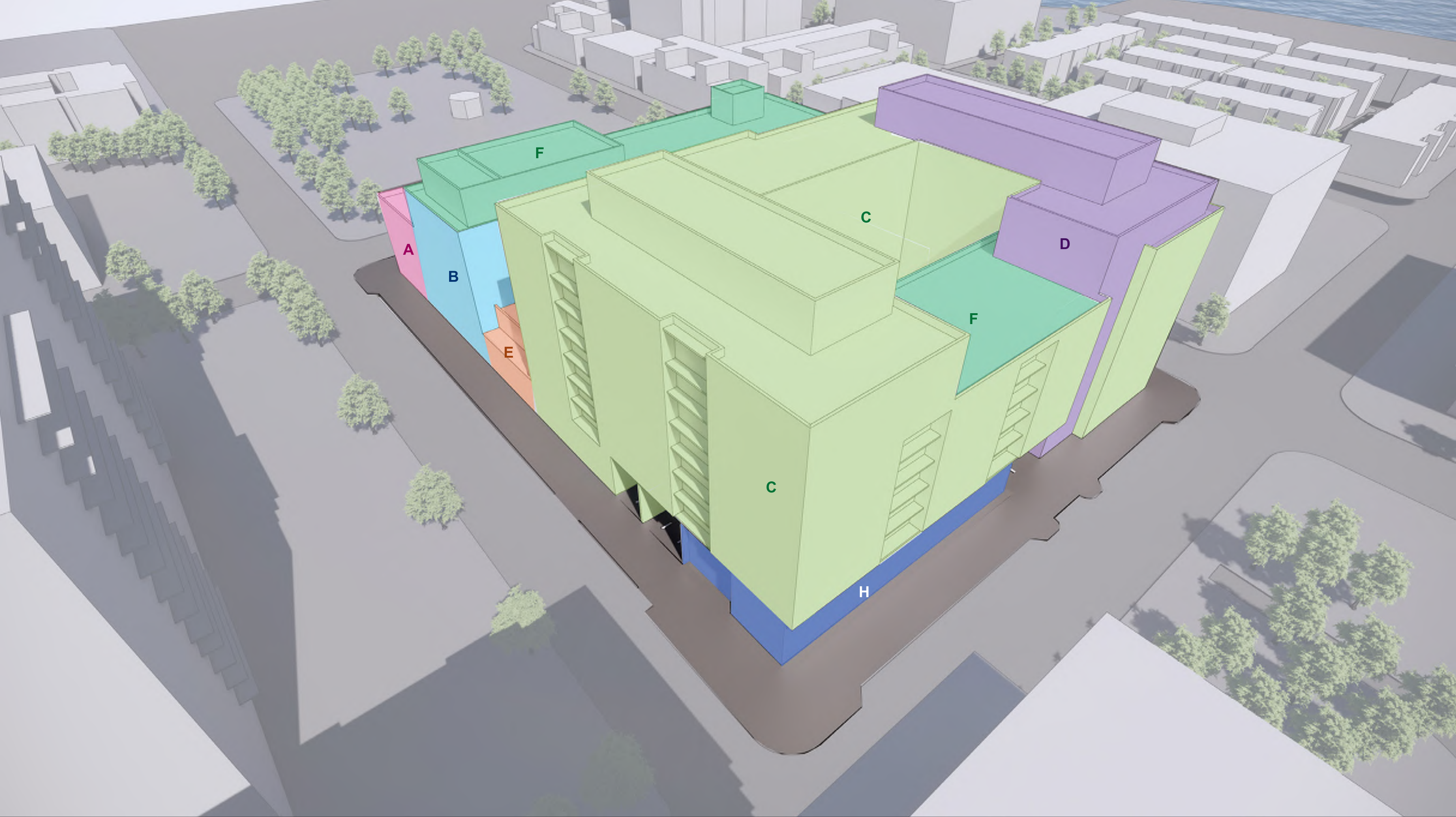
PROJECT NO. 20210325	DATE 5/11/2022	Notes	DESIGN PRECEDENTS - MASS "E"
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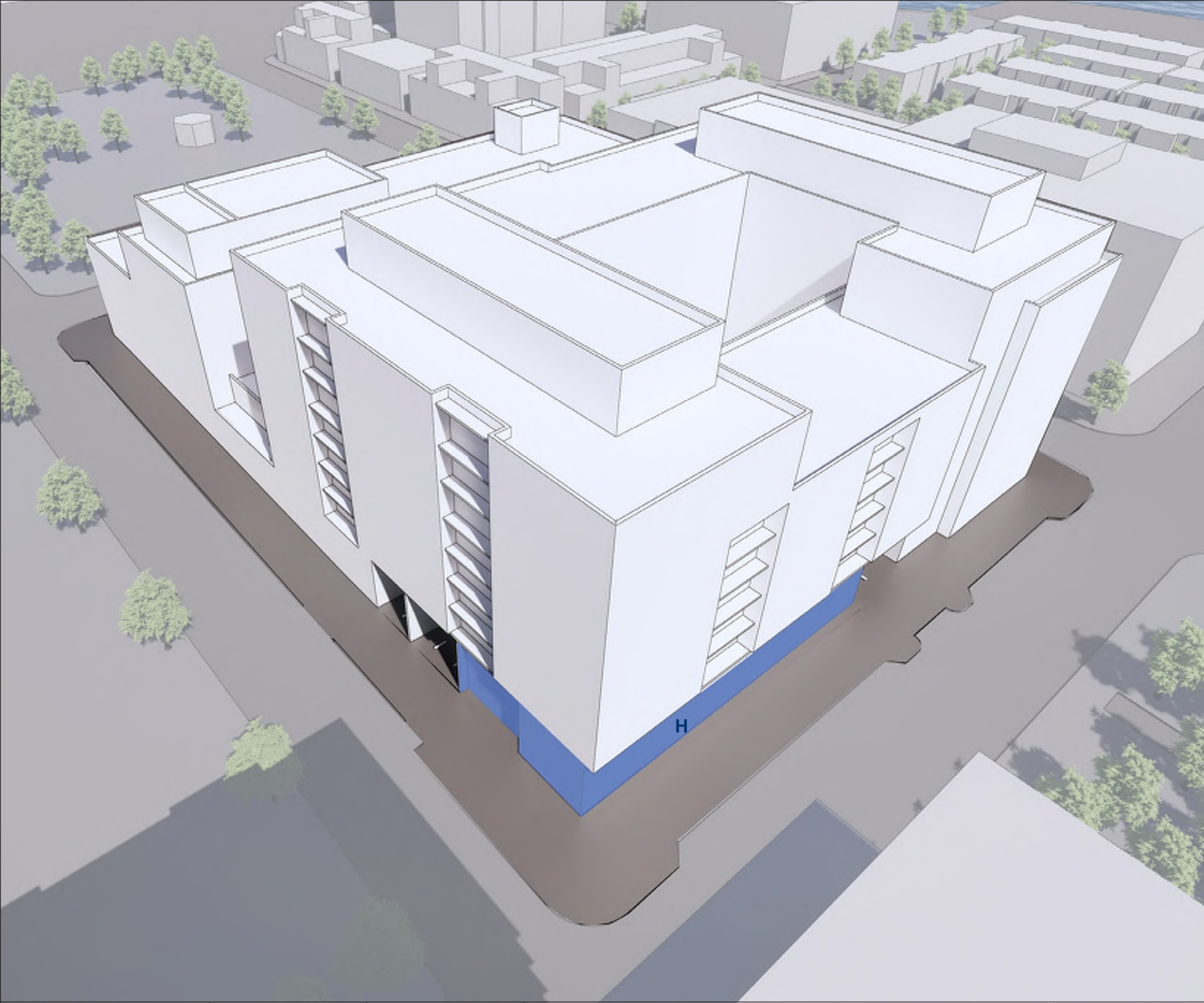


PROJECT NO. 20210325	DATE 5/11/2022	Notes	DESIGN PRECEDENTS - ROOFTOP AMENITIES - F
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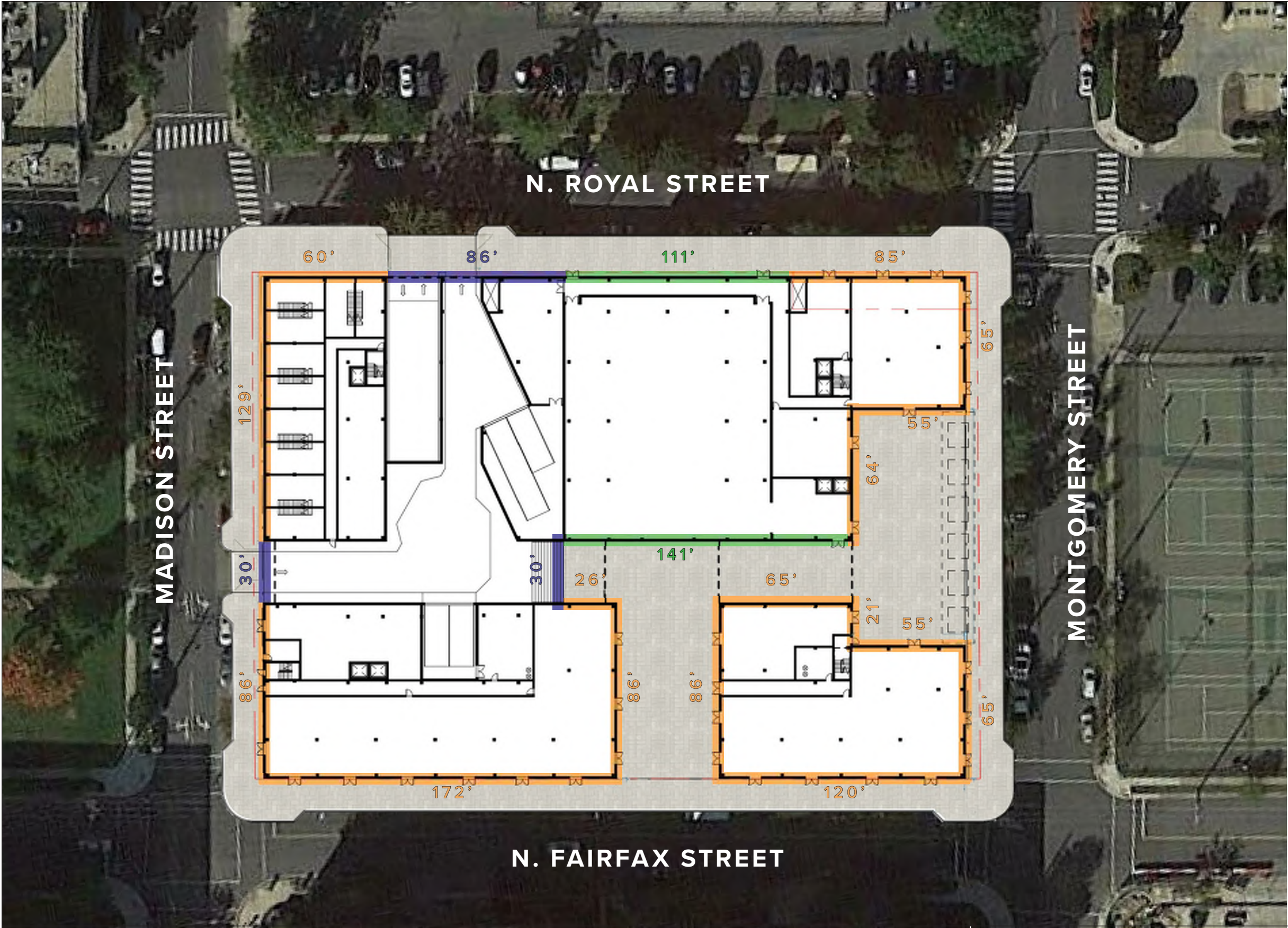


PROJECT NO. 20210325	DATE 5/11/2022	Notes	DESIGN PRECEDENTS - VOID "G"
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PROJECT NO. 20210325	DATE 5/11/2022	Notes	DESIGN PRECEDENTS - DESIGN MASS - H
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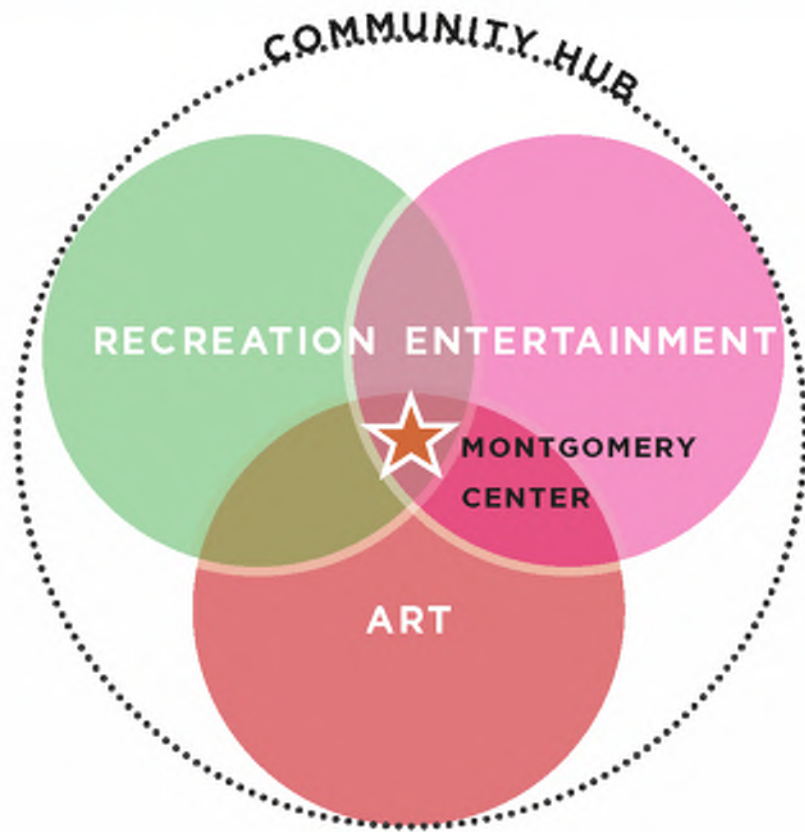


ACTIVE USE - VISION GLASS
1,175 LINEAR FT
75% OF TOTAL
ARTS PROGRAM FACADE
252 LINEAR FT
16% OF TOTAL
INACTIVE USE
146 LINEAR FT
9% OF TOTAL

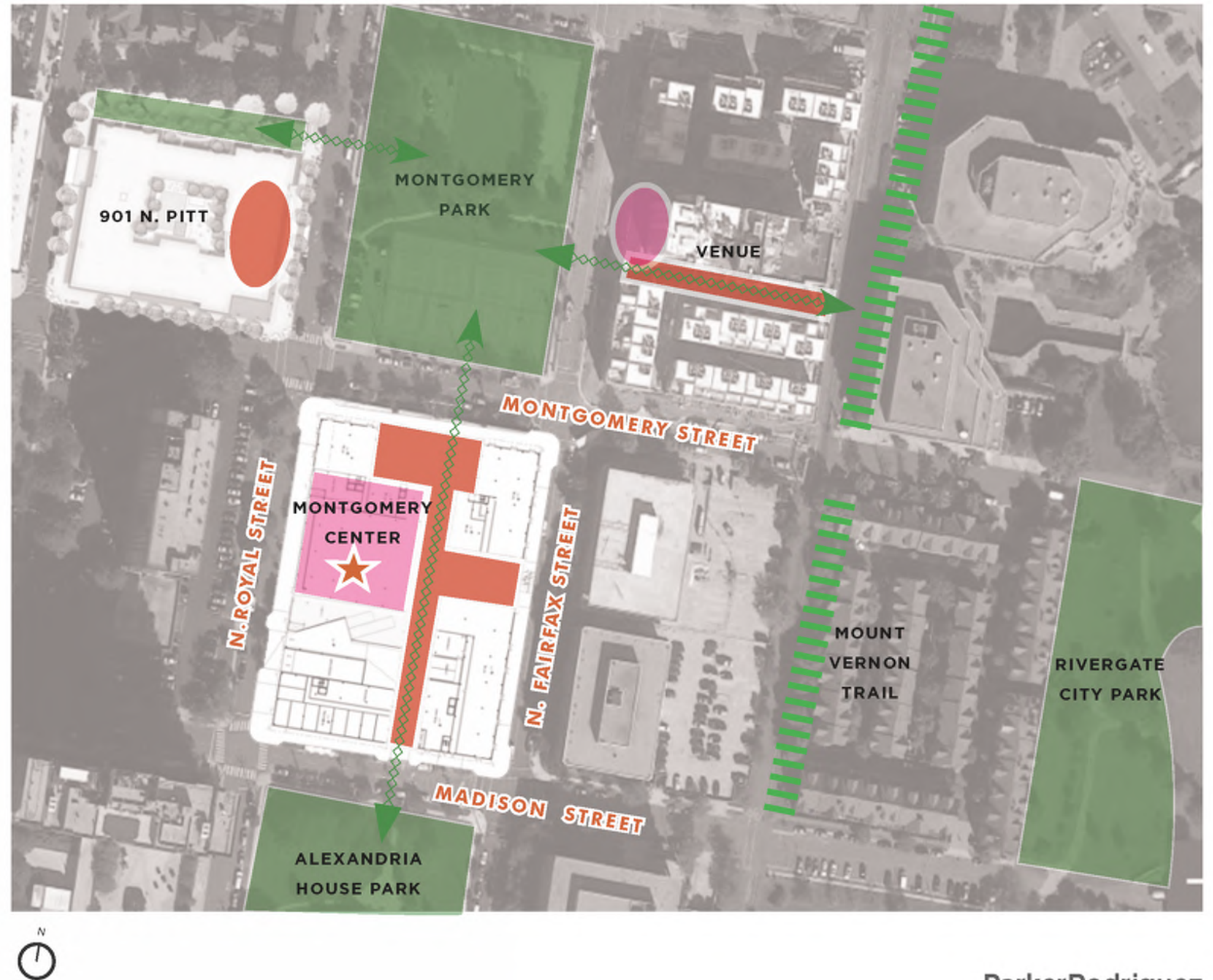
LANDSCAPE DESIGN

Notes

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CORE PRINCIPLES



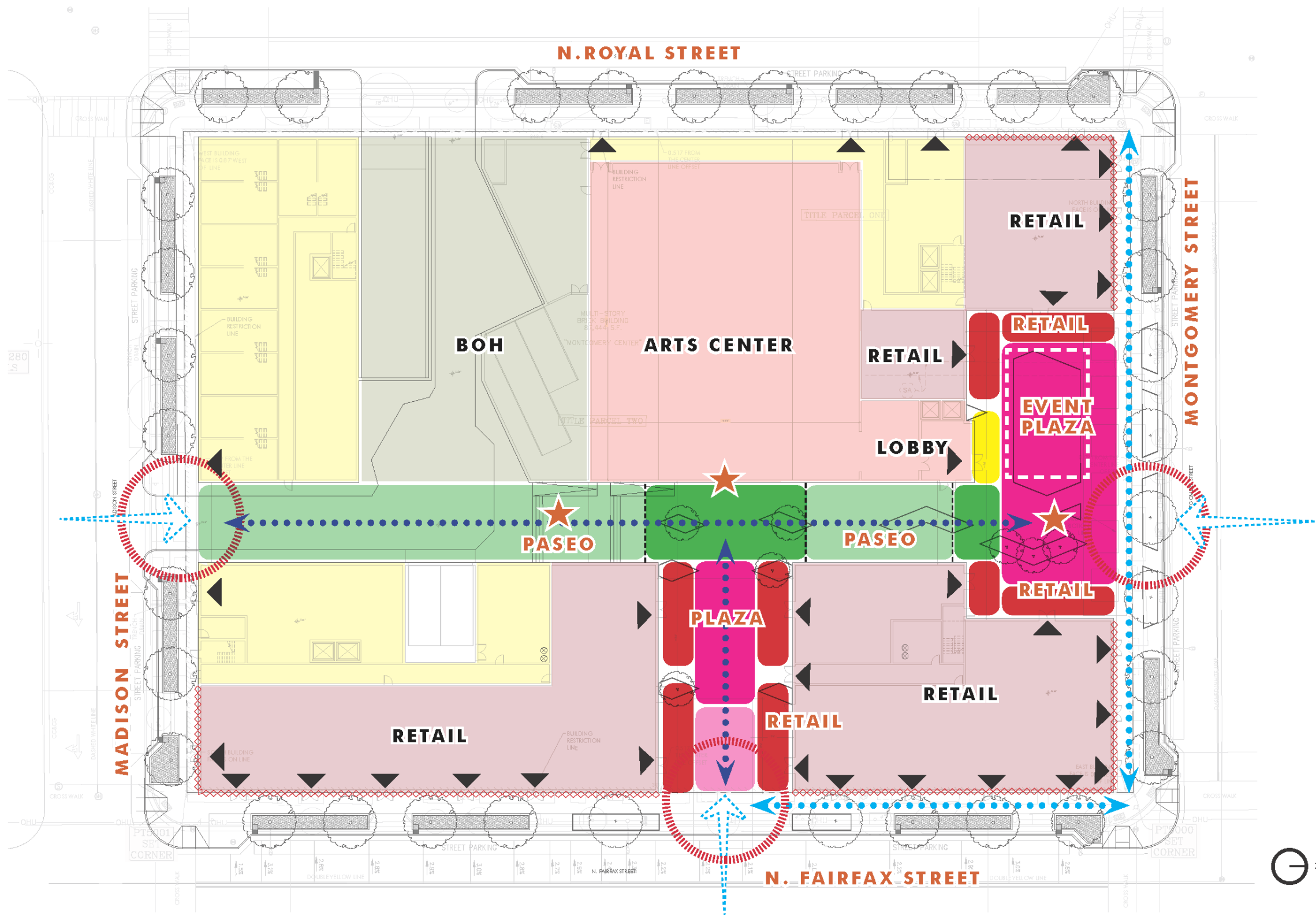
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PROJECT NO. 20210325

DATE 5/11/2022

Notes

SITE CONTEXT



- Legend (Public Realm)**
- Pedestrian Route
 - Pedestrian Route (Street)
 - Plaza
 - Outdoor Seating (Retail)
 - Paseo (Not Covered)
 - Paseo (Covered)
 - Informal Seating
 - Gateway Node
 - Strategic View
 - Art Opportunity
- Legend (Building)**
- Retail
 - Residential
 - Arts Center
 - BOH
 - Active Retail Frontage
 - Building Access

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PROJECT NO. 20210325

DATE 5/11/2022

Notes

OVERALL FRAMEWORK PLAN

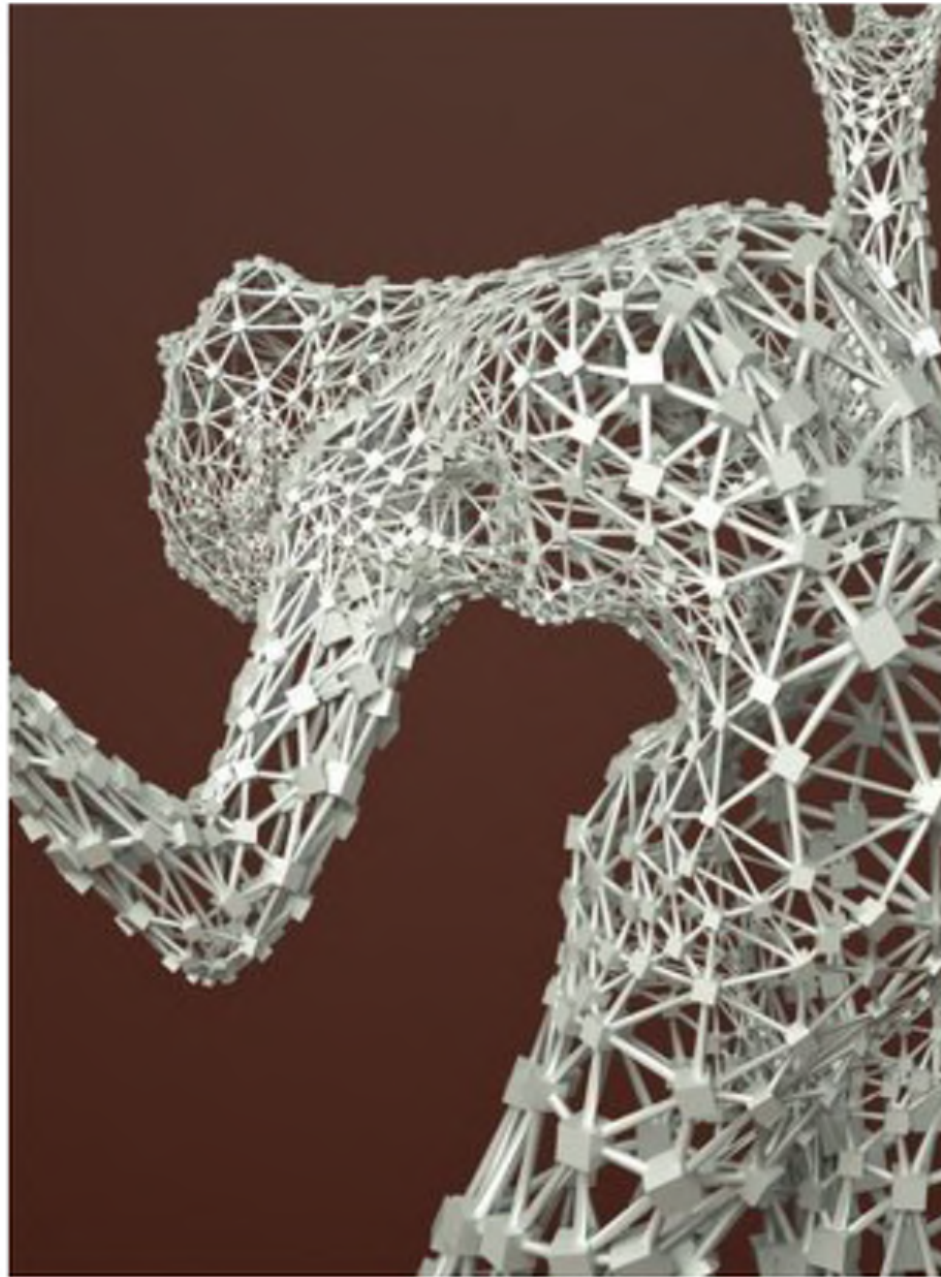
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DATE 5/11/2022

Notes

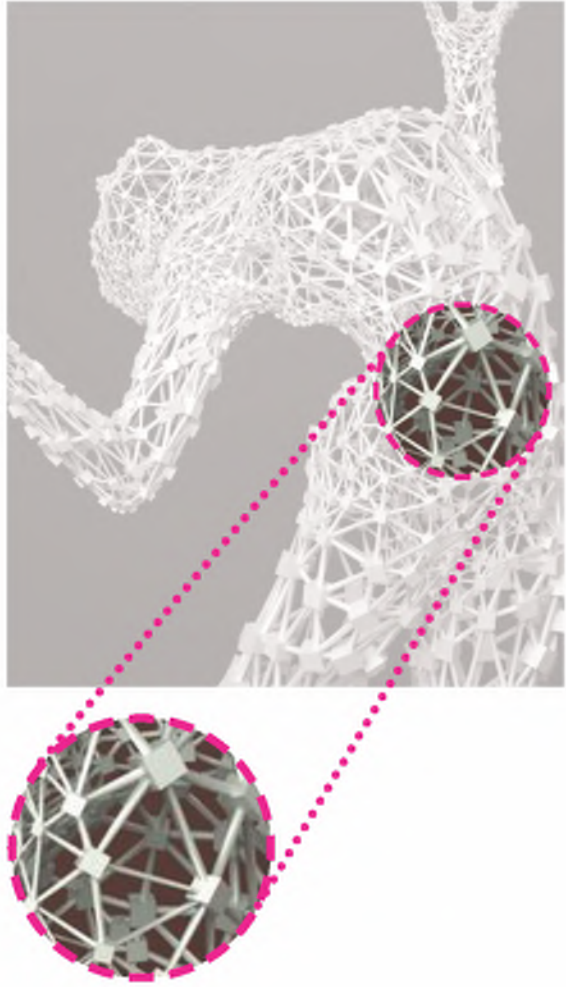
CELEBRATE THE ARTS - RHYTHM, FLOW, MOVEMENT



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INSPIRATION



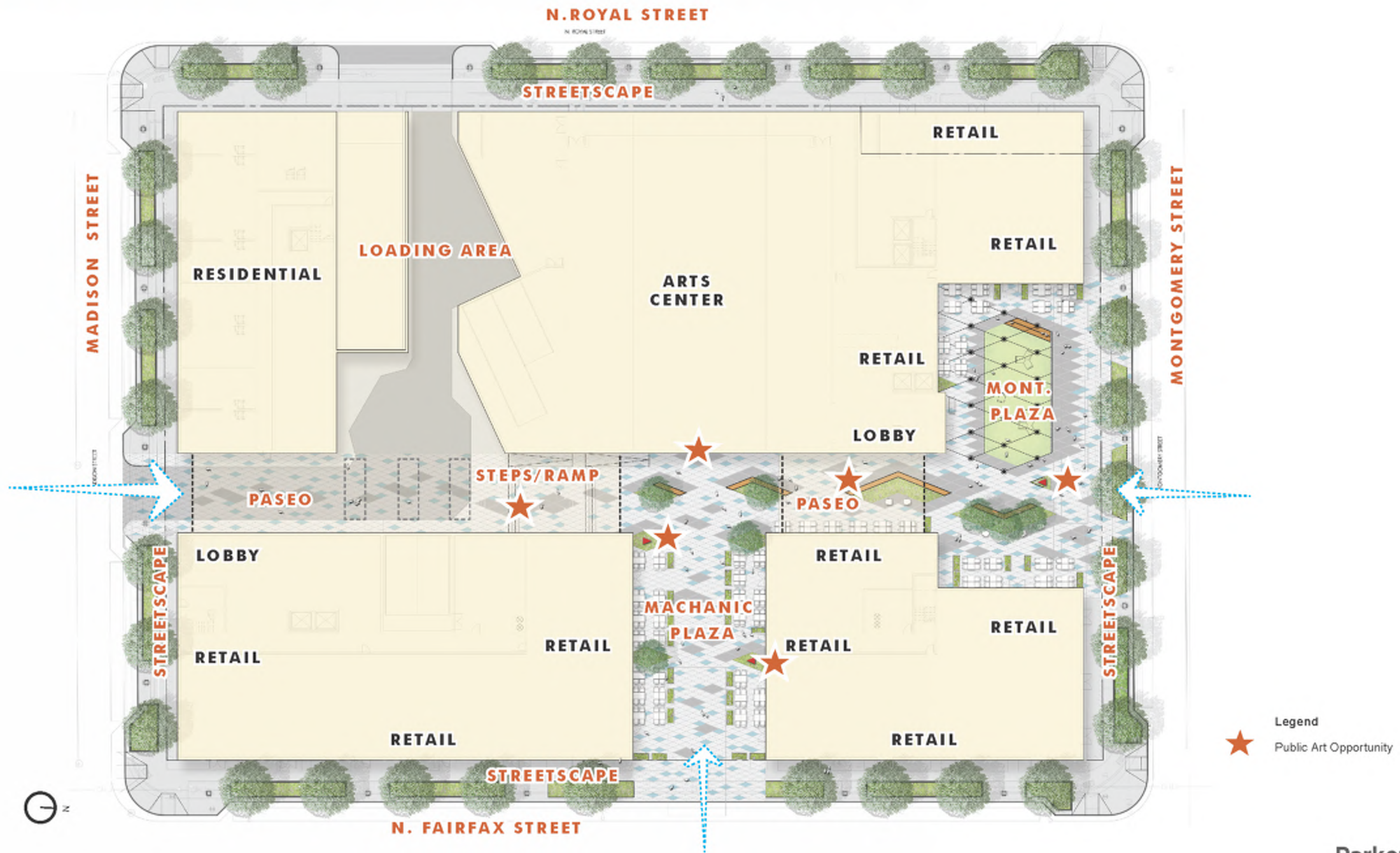
APPLICATION



PRECEDENT IMAGERY

ParkerRodriguez

PROJECT NO. 20210325	DATE 5/11/2022	Notes	UNIFIED PATTERN - CONNECTING SPACES
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PROJECT NO. 20210325

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Notes

GROUND FLOOR SITE PLAN

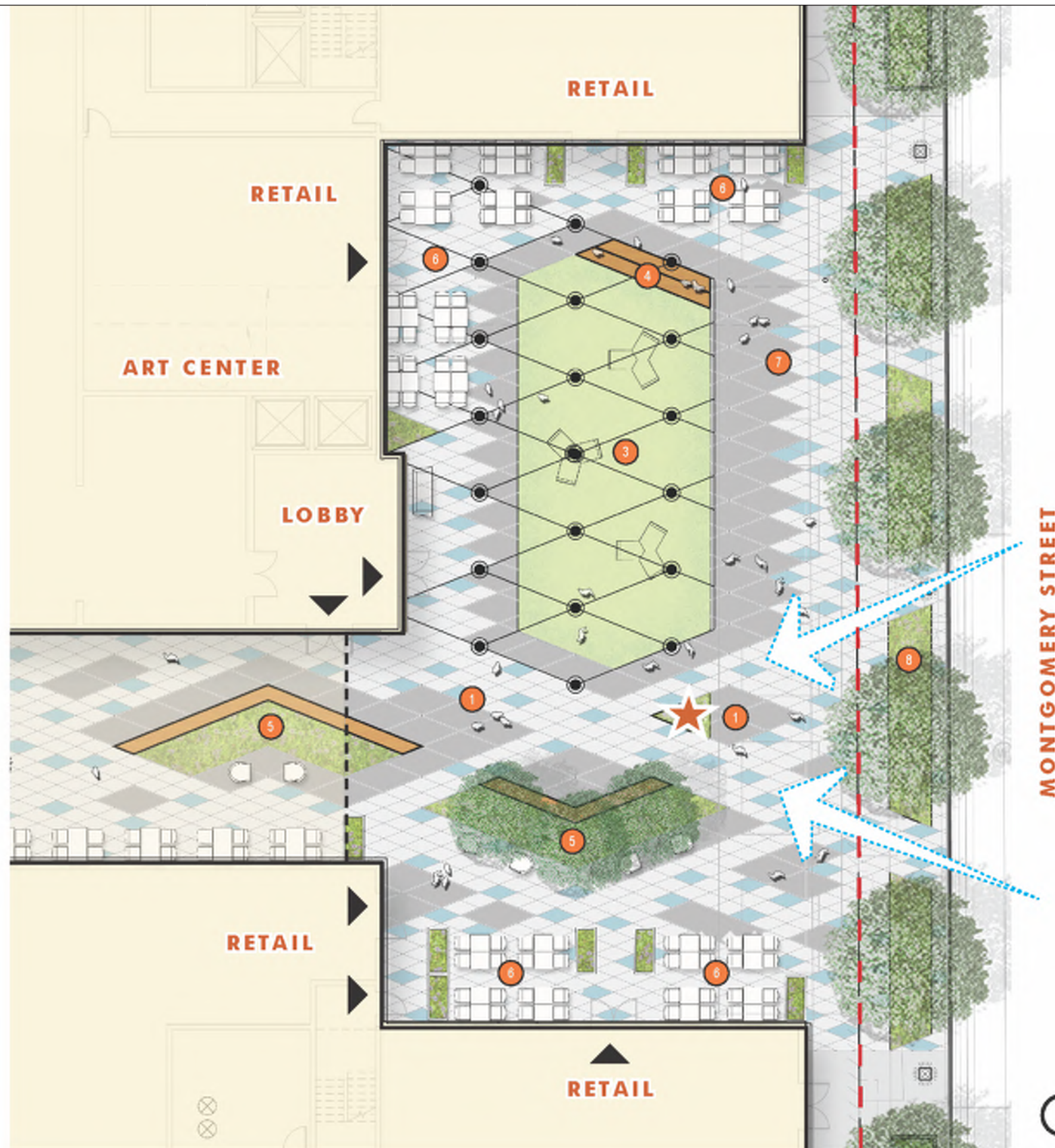
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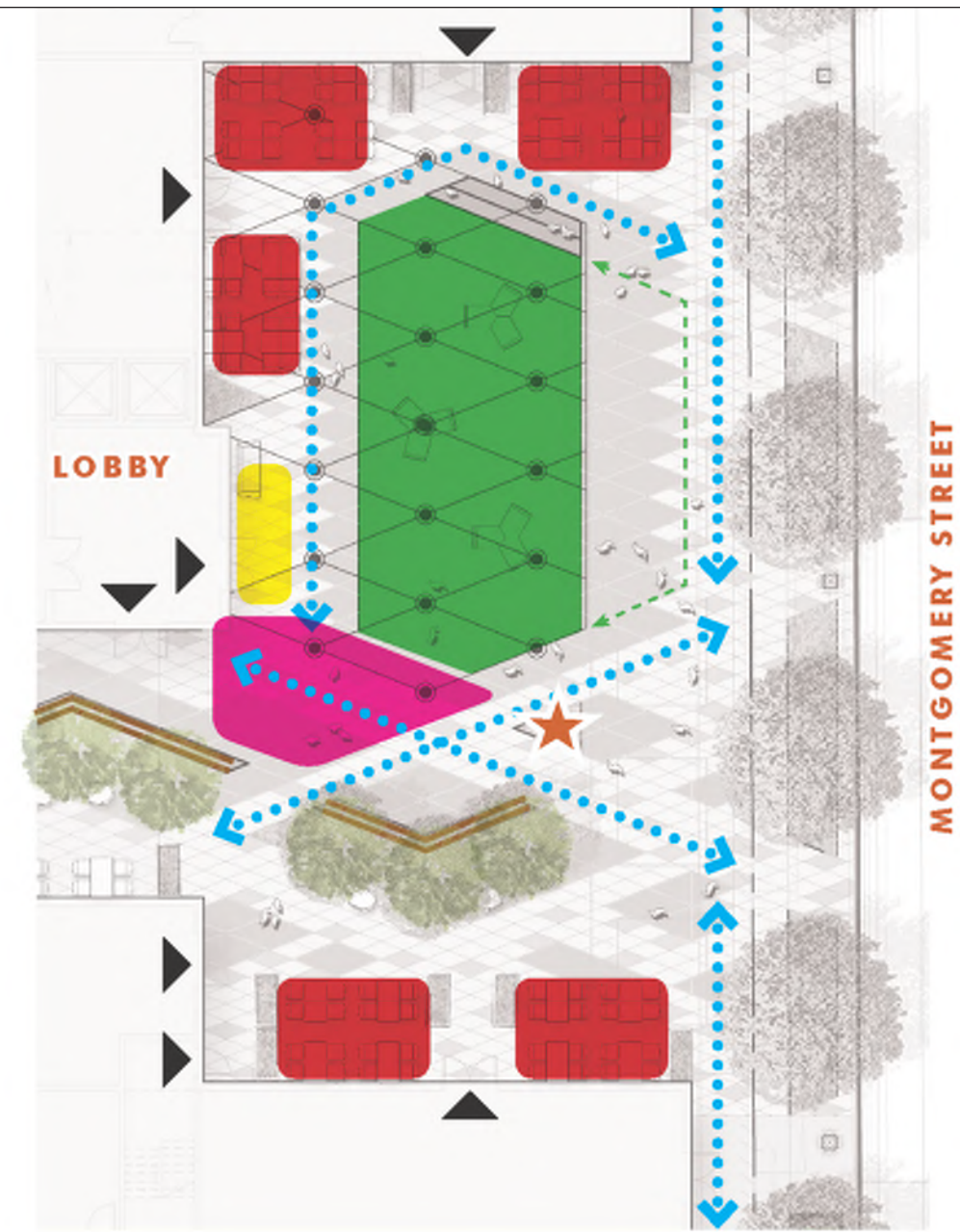
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MONTGOMERY STREET

Legend

- 1 Public Art
- 2 Art Center Arrival Plaza
- 3 Event Space with Overhead Catenary Lights
- 4 Terraced Seating
- 5 Planters & Seatwalls
- 6 Outdoor Dining with Metal Planters
- 7 Underground Vaults
- 8 Streetscape



MONTGOMERY STREET

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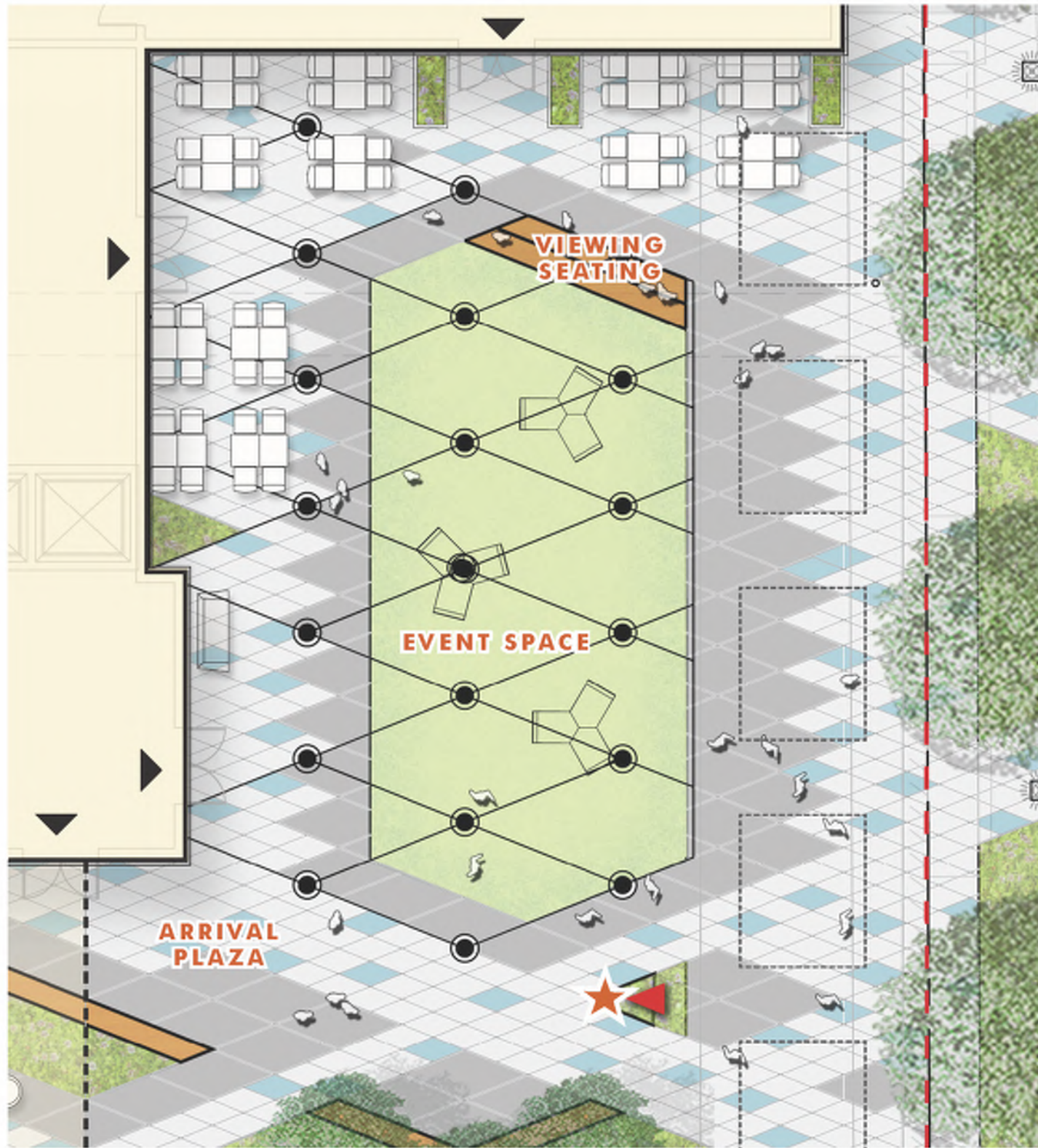
MONTGOMERY PLAZA

PROJECT NO. 20210325	DATE 5/11/2022	Notes
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MONTGOMERY CENTER
Alexandria, Virginia





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PROJECT NO. 20210325

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Notes

MONTGOMERY PLAZA - URBAN CURATION (EVENT SPACE)

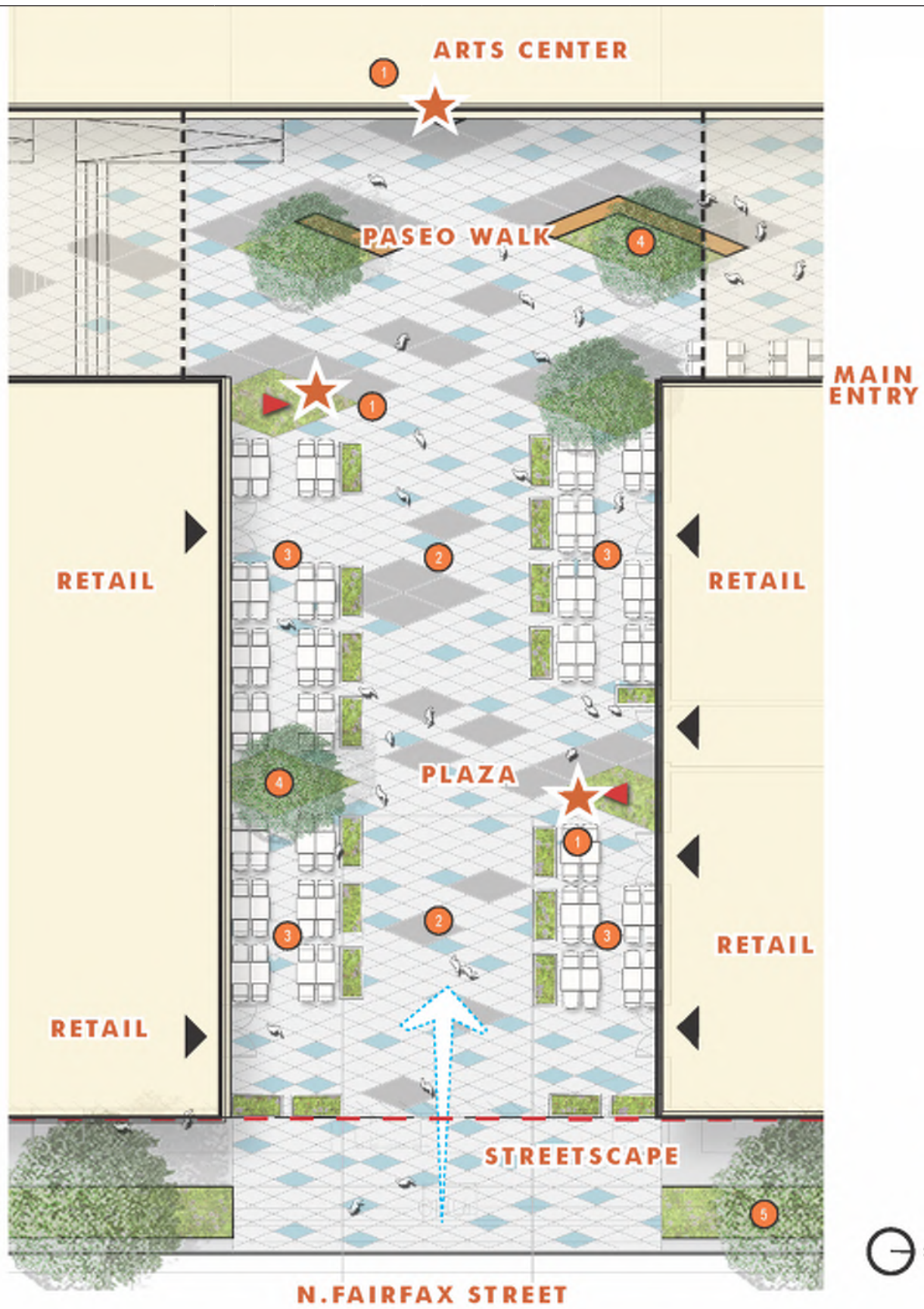
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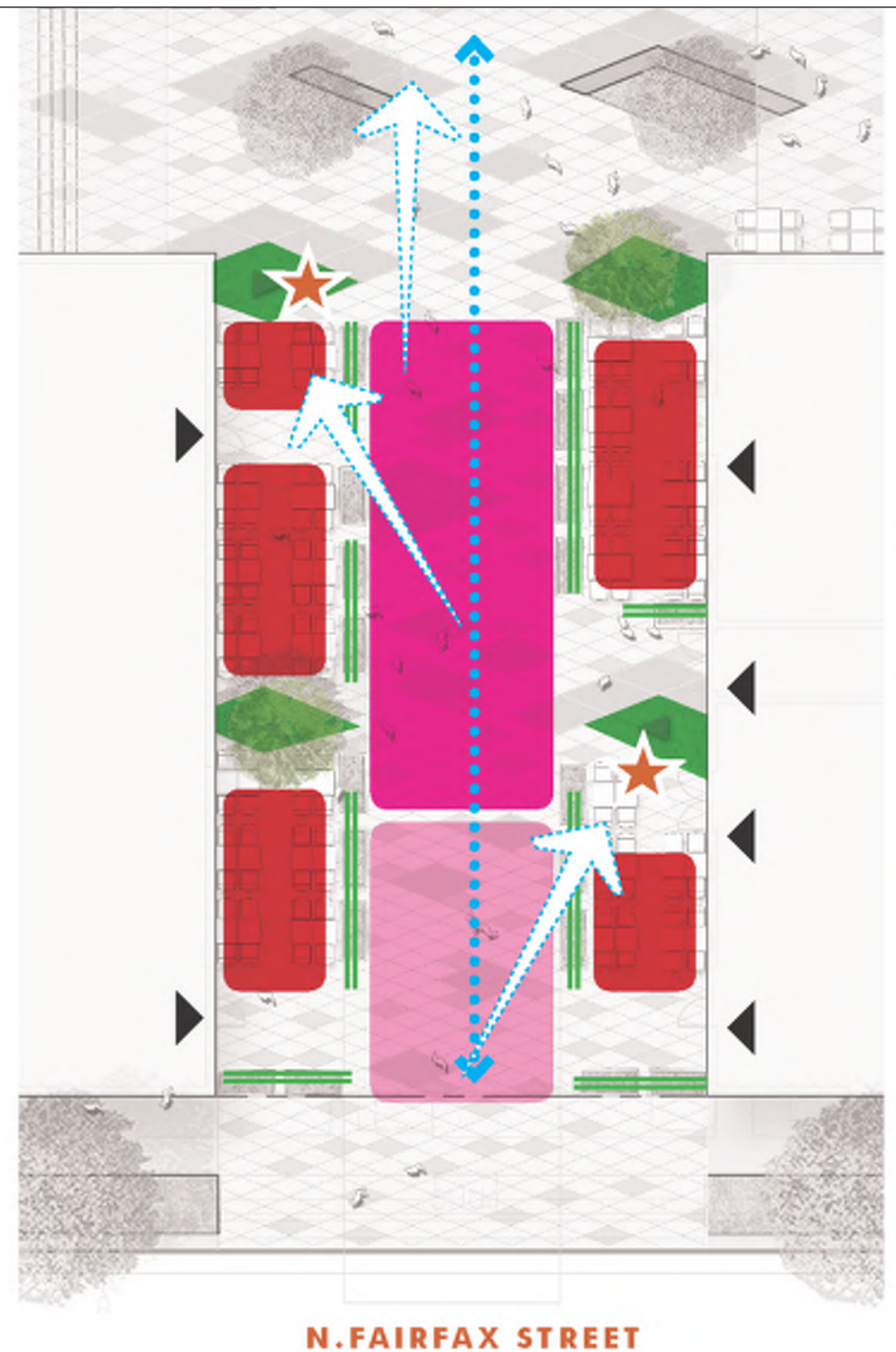
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- Legend**
- 1 Public Art
 - 2 Plaza
 - 3 Outdoor Dining
 - 4 Planting
 - 5 Streetscape

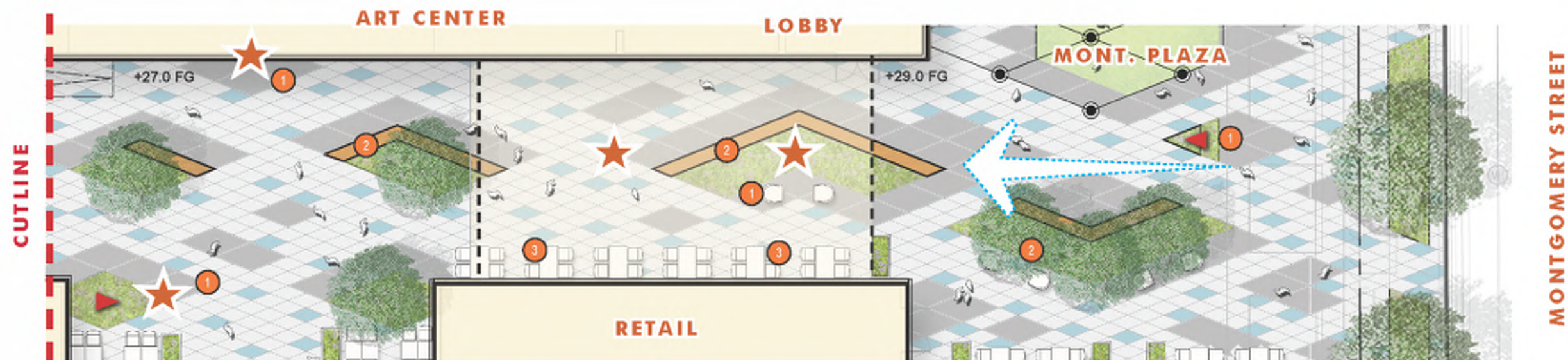


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MACHANIC COURTYARD

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Legend

- 1 Public Art Opportunity
- 2 Planters & Seatwalls
- 3 Outdoor Dining with Metal Planters
- 4 Steps
- 5 Ramp

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Notes

PAGE 0

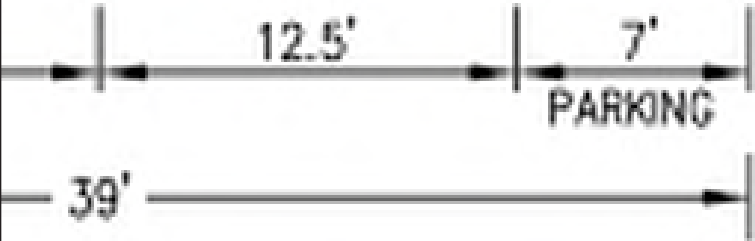
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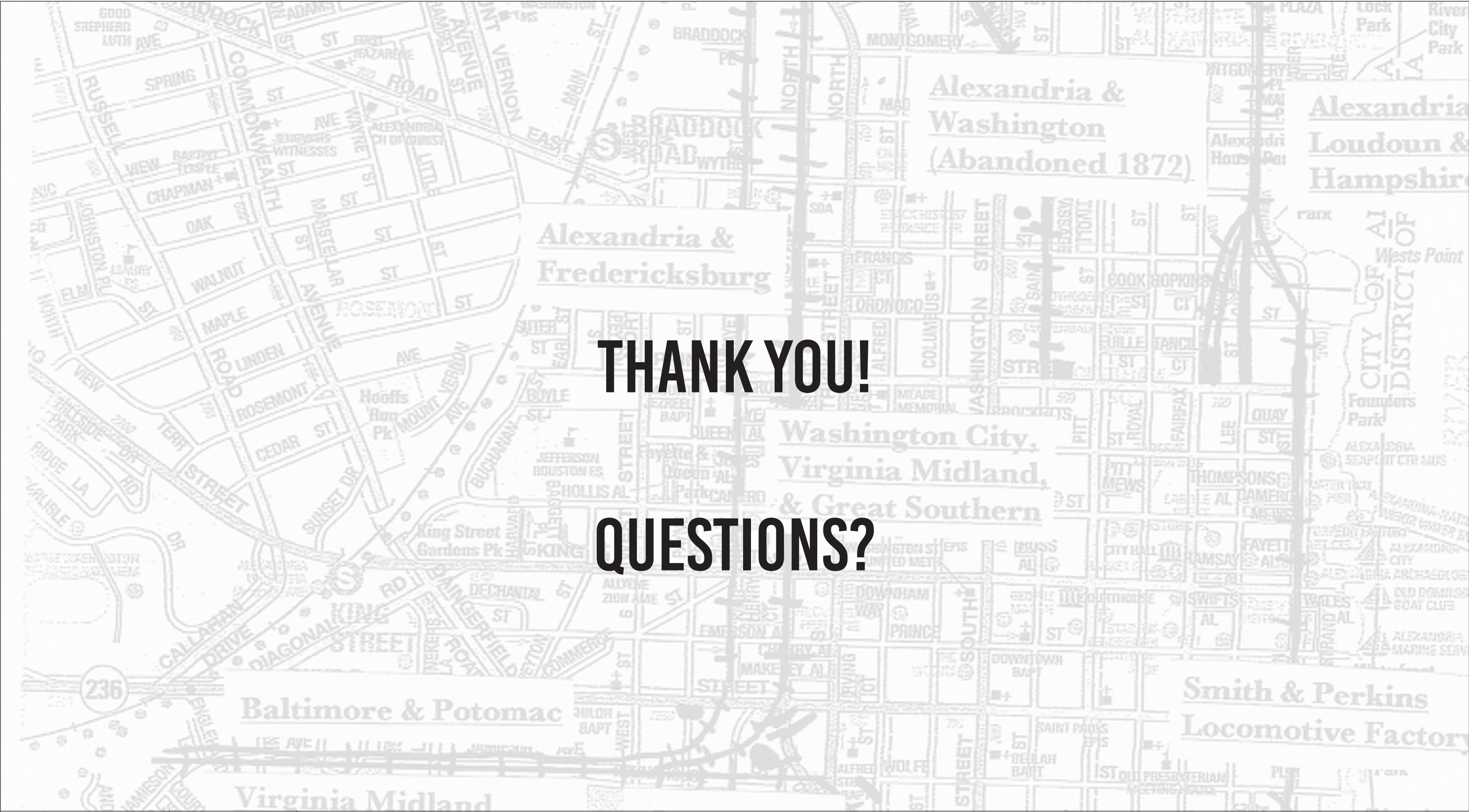
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SCALE: NTS



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